THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16078427** RECORD & RETURN TO: Midtown Title, LLC 1704 Charlotte Ave., Ste 105 Nashville, TN 37203 File No. E16-5158	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Cam Callan Affiant Subscribed and sworn to before me, this 24th day of August, 2016. Amanda Vaughn Notary Public My Commission Expires: 5/5/2020

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Vijay Alagarasan 300 Cobblestone Landing Mt. Juliet, TN 37122	Send Tax Bills To: F&M BANK 50 Franklin St. Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 108-07-0B-049.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry L Howard, II, married and and Terry L Howard, married as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Vijay Alagarasan**, married man ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, being Unit No. 49, Bldg. C of Timber Lake Condominium of record in Plat Book 6250, Page 219, as amended, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Exhibit A-2 to the Master Deed of record in Book 6549, Page 475, amended in Book 6461, Page 141; Book 7153, Page 617 and Book 8504, Page 609, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Terry L Howard, II and Terry L. Howard, as joint tenants with right of survivorship by Warranty deed from Kasya N. Taylor of record in Instrument No. 20080918-0095321 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on September 18, 2008.

Terry L Howard warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Sarah Nicole Howard joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Terry L Howard, II.

The execution of this instrument is effected by the signature of Terry L Howard, II, as Attorney-in-fact for Sarah Nicole Howard, which Power of Attorney is recorded in Instrument No. 20160830-0090995, and also effected by the signature of Terry L Howard, II. As Attorney-in-fact for Terry L Howard, which Power of Attorney is recorded in Instrument No. 20160830-0090996, both is said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 219, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160075879 DEEDWARR
Recvd: 08/30/16 15:08 2 pgs
Fees:13.00 Taxes:407.00

20160830-0090997

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium of record in Book 6549, Page 475; amended in Book 6561, Page 141; Book 7153, Page 617 and Book 8504, Page 609, Register's Office for Davidson County, Tennessee.
Charter to Timber Lake Condominium of record in Book 6546, Page 947, in the Register's Office for Davidson County, Tennessee.
Easement for Television Cable of record in Book 6587, Page 204, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metropolitan Government as to Water Main of record in Book 7097, Page 120, in the Register's Office for Davidson County, Tennessee.
Ingress/Egress Easement noted in legal of record in Book 10262, Page 219, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 146 North Timber Drive Nashville TN 37214-4255

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24 day of August, 2016.

Terry L Howard, II

Terry L Howard by Terry L Howard, II as Attorney in fact

Terry L Howard by Terry L Howard, II as Attorney-in-fact

Sarah Nicole Howard by Terry L Howard, II, as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry L Howard, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terry L Howard, II,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Terry L Howard and Sarah Nicole Howard,** of the makers or a constituent of the makers and is authorized by the makers or by their constituents, the constituents being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 24th day of August, 2016.

Notary Public My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018