WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/16 15:43 3 pgs
Fees:18.00 Taxes:333.00
20161101-0115587

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/9/19

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie Groover	**Julie Groover**	108-07-0-B 133.00CO
(NAME)	(NAME)	
6215 Stewarts Ferry Pike	6215 Stewarts Ferry Pike	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Margie C. Payne, Single**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Julie Groover and William Groover**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 133, Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Drive, Davidson County, Tennessee, as shown on the Plat of Timber Lake Condominium, Condominium Apartments, recorded in Plat Book 5200, Page 342 and Plat Book 6250, Page 219, said Register's Office, and described in Master Deed recorded in Book 6549, Page 475 as clarified in Book 6561, Page 141, and corrected in Book 7153, Page 617, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Margie Hopson by Warranty Deed from Eric Sox, dated September 21, 2012 and recorded September 25, 2012 of record in Instrument Number 20120925-0086808, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Margie Payne by Quitclaim Deed from Margie Hopson, dated November 16, 2012 and recorded November 19, 2012 of record in Instrument Number 20121119-0106413, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 5200, Page 342 and Book 6250, Page 219, in the Register's Office for Davidson County, Tennessee.
Master Deed recorded in Book 6549, Page 475, Instrument of Clarification record in Book 6561, Page 141 and Instrument of Correction record in Book 7153, Page 617, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage recorded on March 1, 1982 in Book 5856, Page 80, in the Register's Office for Davidson County, Tennessee. Easement for Television Cable recorded on June 20, 1985 in Book 6587, Page 204, in the Register's Office for Davidson County, Tennessee. Charter of Timber Lake Condominium Association,

Inc., recorded in Book 6546, Page 947, in the Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument Number 20161024-0111994, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 227 Timberway Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

See Power of Attorney of record in Instrument No. 20161101-0115586, Register's Office for Davidson County, Tennessee.

Witness my hand this 25th day of October, 2016.

Margie C. Payne by Trina Mueller attorney-in-fact

Margie C. Payne by Trina Mueller, Attorney-In-Fact

Trena J. K

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Trina Mueller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Attorney-In-Fact of Margie C. Payne and that she as such Attorney-In-Fact executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Attorney-In-Fact.

WITNESS my hand and seal this 25th day of October, 2016.

Notary Public

My Commission Expires: 2/22/2020

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY