WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001016 DEEDWARR
Recvd: 01/05/17 09:59 2 pgs
Fees:13.00 Taxes:412.55
20170105-0001173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Giarra	New Owner	108 07 0B 078.00
(NAME)	(NAME)	
206 Timberway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eleven Thousand Five Hundred And No/100 Dollars ($111,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer L. Gregory, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Giarra and Caleigh Giarra, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 78E of Timber Lake Condominiums created under Title 66, chapter 27, Section 101 et seq. as amended in Tennessee Code Annotated and a established by a Master Deed of record in Book 6549, Page 475, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete identification of said Unit.

The unit is conveyed together with an undivided percentage interest in the common areas and facilities of the condominium as set forth in the Declaration of Condominium or Master Deed.

Being the same property conveyed to Jennifer L. Gregory by Warranty Deed from Cortney Branscome, unmarried dated October 12, 2006 and recorded October 16, 2006 in Instrument No. 20061016-0127761, in said Register's Office for Davidson County, Tennessee.

File Number: FRN-168063SSO

Being the same property conveyed to Jennifer L. Nesvig and Richard Nesvig, wife and husband, as tenants by the entireties by Quit Claim Deed from Jennifer L. Nesvig, formerly known as Jennifer L. Gregory, a married woman, joined by her spouse Richard Nesvig dated June 17, 2014 and recorded June 24, 2014 in Instrument No. 20140624-0055028, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jennifer L. Gregory, unmarried by Quit Claim Deed from Jennifer L. Nesvig and Richard Nesvig, wife and husband, as tenants by the entireties dated November 8, 2016 and recorded November 9, 2016 in Instrument No. 20161109-0118578, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 206 Timberway Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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.

Witness our hands this 30th day of December, 2016

Jennifer L. Gregory

STATE OF TENNESSEE

COUNTY OF Williamson

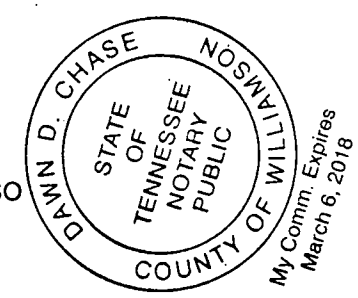
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jennifer L. Gregory, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2016.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-168063SSO