WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001268 DEEDWARR
Recvd: 01/05/17 14:28 2 pgs
Fees:13.00 Taxes:431.05

20170105-0001494

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hailey E. Litchfield	New Owner	108-07-0-B-149.00 CO
(NAME)	(NAME)	
234 Timberway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Homer Dennis Webb, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hailey E. Litchfield, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Unit No. 149, Building R, of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, page 475 and by Instrument of Clarification at Book 6561, page 141, Register's Office for 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 Condominium, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Homer Dennis Webb by Warranty Deed from Stella Buettner and husband, Norm Buettner, heirs at law of Diane Buettner, deceased, dated November 14, 2005, of record in Instrument No. 20051130-0143971, Register's Office for Davidson County, Tennessee.

Pamela Sue Webb, wife of Homer Dennis Webb, joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, if any, in the above described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Exhibit "A-2" of Book 6549, page 475; Master Deed of record in Book 6549, page 475, and Instrument of Clarification of record in Book 6561, page 141; Sanitary sewer and/ or storm drainage easement of record in Book 5856, page 80; Easement for television cable of record in Book 6587, page 204; Charter of Timber Lake Condominium Association of record in Book 6549, page 475 and Book 6546, page 947; all of record in the Register's Office for * County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 234 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 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, 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 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 3rd day of January, 2017.

Homer Dennis Webb, by Aaron Prince, his Attorney-in-Fact

Attorney-in-fact

Pamela Sue Webb, by Aaron Prince, her Attorney-in-Fact

Attorney-in-fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Aaron Prince**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for **Homer Dennis Webb and Pamela Sue Webb**, the within named bargainors, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of **Homer Dennis Webb and Pamela Sue Webb**, the within named bargainors by the said **Aaron Prince,** as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 3rd day of January, 2017.

Notary Public
My Commission Expires: 03-23-2019

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

File No.: 24447

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206