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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170411399** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $116,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this22nd day of May, 2017.<br><br>Notary Public<br>My Commission Expires: |

BILL GARRETT, Davidson County
Trans:T20170044717 DEEDWARR
Recvd: 05/25/17 13:52 2 pgs
Fees:13.00 Taxes:431.05
20170525-0052298

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

# WARRANTY DEED

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| Address New Owner:<br>Brian Harris<br>340 TIMBERWAY CIRCLE<br>Nashville TN 37214-4271 | Send Tax Bills To:<br>~~New Owner~~<br>593 Harkreader Rd<br>Mt. Juliet TN 37122 | Tax Information:<br>Tax Parcel ID No.<br>108070B10300CO |

**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, **Shane Decker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Harris, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number 103, Timberlake Condominiums 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 Timberlake Condominiums, 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 by Warranty Deed from Nashville RE Ventures I, LLC to Shane Decker, as recorded on the 22nd day of December, 2015 in Instrument No. 20151222-0128410; Quitclaim Deed from Scott Ball to Nashville RE Ventures I, LLC., as recorded on the 18th day of October, 2012 in Instrument No. 20121018-0095824 and Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association to Scott Ball, as recorded on the 29th day of May, 2012 in Instrument No. 20120529-0045930, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TIMBERLAKE Condominium of record in Book 6549, Page 475, Book 6561, Page 141 and Book 7153, Page 617; also subject to easements, rights and interests 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 building thereon.

Charter of Timber Lake Condominium Association, Inc. recorded in Book 6546, Page 947.

Easement for Television Cable, recorded in Book 6587, Page 204.

Easement and Right of Entry Agreement recorded in Book 10262, Page 46.

This is improved property located at 340 TIMBERWAY CIRCLE Nashville TN 37214-4271

**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**, Grantor has executed this instrument on this 22nd day of May, 2017.

Shane Decker

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shane Decker, 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 22nd day of May, 2017.

Notary Public

