Davidson County DEEDWARR
Recvd: 05/30/17 15:32 3 pgs
Fees:18.00 Taxes:443.45
20170530-0053642

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

CLR17-0218

STATE OF Tennessee
COUNTY OF Davidson Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,850.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-30-21
(AFFIX SEAL)

KEMBERLY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca A. Kazi	New Owner	
218 Timberway Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		108-07-0B-157.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JULIE LEFFEL AND NICHOLAS PHILLIPS, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REBECCA A. KAZI , A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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 No. 157 of Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Drive, Nashville, Tennessee, as shown on the plat of Timber Lake Condominium, Condominium apartments, recorded in Plat Book 6250, Page 219, said Register's Office, and described in a Master Deed recorded in Book 6549, Page 475 and Book 6561, Page 141, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timber Lake Condominium, Condominium Apartments contained in the Master Deed recorded in Book 6549, Page 475 and Book 6561, Page 141, and By-Laws recorded in Book 6549, Page 520, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Julie Leffel, unmarried by Warranty deed from Jimmy Melton and wife, Lisa D. Melton of record in Instrument No. 20061009-0125277 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 09, 2006.

Nicholas Phillips, husband of Julie Leffel, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record Plat Book 5200, Page 342 and Book 6250, Page 219, Book 6549, Page 475, with Clarification in Book 6561, Page 141 and Correction in Book 7153, Page 617, Book 6549, Page 520, Book 6546, Page 947, Book 5856, Page 80, Book 6587, Page 204, Book 7097, Page 120 and Book 7097, Page 154, Book 10262, Page 46, in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 218 Timberway Drive , Nashville, Tennessee 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 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 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 my/our hand(s) this 26th day of May, 2017.

Julie Leffel

Nicholas Phillips

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of May, 2017, before me personally appeared Julie Leffel and Nicholas Phillips, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of May, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY