PREPARED BY:
BANKERS TITLE & ESCROW CORP.
[illegible] WEST END AVE.
[illegible]VILLE, TN 37203

RETURN TO:

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20170049859 DEEDWARR
Recvd: 06/12/17 11:22 2 pgs
Fees:13.00 Taxes:1289.82
20170612-0058579

ADDRESS NEW OWNER(S) AS FOLLOWS:

Sherry K. Bennett

608 Timber Lane

Nashville, TN 37215

SEND TAX BILLS TO: SAME

MAP & PARCEL:
117-02-0C-005.00

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Robin C. Williams, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto **Sherry K. Bennett, unmarried** Grantee herein, her successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No.5 together with a carport designated No. 5-A on the plan of Regency Park, as of record in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin C. Williams, unmarried, from Karen C. Freeland, unmarried, by deed dated August 9, 2011 of record at Instrument No. 20110809-0061174, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2017 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyances is also subject to All setbacks, restrictions and other matters as shown on the plat of record for Regency Park of record at Book 3700, pages 111-112, Register's Office of Davidson County, Tennessee; All setbacks, easements, restrictions and other matters as shown in the Master Deed establishing Woodland Manor, Inc. Condominiums of record at Book 3815, page 778, said Register's Office; Agreement for Dedication of Easement for Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record at Book 3943, page 821, said Register's Office; 6" Water main easement granted to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record at Book 3953, page 348, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record at Book 4067, page 947, said Register's Office; 2003 Amended and Restated By-laws of the Association of Owners of the Regency Park Condominiums formerly Woodland Manor, Inc. dated 10/29/2003 of record at Instrument No. 20031029-0159210, and as amended at Instrument Nos. 20050531-0060994 and 20110525-0040197, all in the said Register's Office; Charter for Regency Park Condominium Homeowners Association dated 6/11/1990 of record at Book 8129, page 118, and as amended and restated at Book 8500, page 717, both in the said Register's Office; and all other matters of record.

This is improved property known as 608 Timber Lane, Nashville, TN 37215.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and

representatives to warrant and forever defend the title unto said real property unto the Grantee, her successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 9th day of June, 2017.

Robin C. Williams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robin C. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 9th day of June, 2017.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $348,600.00.

Affiant

SWORN to and subscribed before me,

this the 9 day of June, 2017.

NOTARY PUBLIC

My commission expires: 6-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN