WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/17 14:30 3 pgs
Fees:18.00 Taxes:451.40
20170703-0066921

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Rebecca Crouch Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Crouch Cannon	New Owner(s)	
(NAME)	(NAME)	
1185 Johns Road		108070B06200CO
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Patricia Powell, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rebecca Crouch Cannon, a married woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit Number 62-F of Timberlake Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, a horizontal property regime established Master Deed of record in Book 6549, at Page 475, Register's Office for Davidson County, Tennessee, together with the undivided 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 said Unit.

Being the Same property conveyed to Patricia Powell by Substitute Trustee's Deed from Shapiro and Ingle, LLP, as Substitute Trustee, dated June 12, 2017 and recorded June 15, 2017 of record in Instrument No. 20170615-0060261, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Rights of the Co-Owners of Elm Hill Builders, Inc., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6549, Page 475 and Instrument of Correction Recorded on Book 7153, Page 617, Appointment of Successors Trustee Recorded on Book 8504, Page 609 and Instrument of Clarification Recorded on Book 6561, Page 141, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. Agreement for Dedication of Easement recorded on March 01, 1982 in Book 5856, page 80 in the Register's Office of Davidson County, Tennessee. Easement for Television Cable recorded on June 20, 1985 in Book 6587, Page 204 in the Register's Office of Davidson County, Tennessee. Charter of Timber Lake Condominium Association, Inc., Recorded in Book 6546, page 947, in the Register's Office of Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 164 North Timber Drive, 62-F, 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 GRANTEE(S), 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), 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 hand this 29th day of June, 2017.

Patricia Powell

Patricia Powell

State of Tennessee
County of Wilson

Personally appeared before me Patricia Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2017.

Notary Public
My Commission Expires: 3-14-17

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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 WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

