WARRANTY DEED

Bill Garrett Davidson County
Batch# 302 DEEDWARR
09/12/2017 09:43:41 AM 2 pgs
Fees: $13.00 Taxes: $451.40

20170912-0093187

J-BR-17-109-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Tanguay	**Highlands Residential Mortgage, Ltd.**	
(NAME) **109 North Timber Drive**	(NAME) **12001 N. Central Expressway, Suite 750**	**108-07-0B-008.00-CO**
(ADDRESS) **Nashville, TN 37214-4253**	(ADDRESS) **Dallas, TX 75243**	
(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 consideration, the receipt of which is hereby acknowledged, **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL TANGUAY A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain land in Davidson County, Tennessee, described as Unit No. 8-A of Timber Lake 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, 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-I" 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 description of said unit and plat of record in Book 6250, page 219, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charles M. P. Williams by Warranty deed from Bradley M. Larzelere, Jr. and wife, Cara D. Larzelere of record in Instrument No. 20010904-0095447 Register's Office for Davidson County, Tennessee, dated August 29, 2001 and recorded on September 04, 2001.

Being the same property conveyed to Gary C. Baker, unmarried by Quitclaim deed from Gary C. Baker, unmarried of record in Instrument No. 20160226-0018496 Register's Office for Davidson County, Tennessee, dated February 24, 2016 and recorded on February 26, 2016.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 342 and Book 6250, Page 219, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium of record in Book 6549, Page 475, with Clarification in Book 6561, Page 141 and Correction in Book 7153, Page 617, Register's Office for Davidson County, Tennessee, with By-Laws and Charter of Timber Lake Condominium and Timber Lake Condominium Association, Inc. appended thereto as Exhibits "B" and "C", respectively.
- Subject to all matters shown on the Plan Timber Lake Condominium attached as Exhibit "A-2" to the Master Deed establishing Timber Lake Condominium of record in Book 6549, Page 475, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 5856, Page 80, in the Register's Office for Davidson County, Tennessee.
- Easements for Television Cable of record in Book 6587, Page 204, in the Register's Office for Davidson County, Tennessee.

• Utility Easements of record in Book 7097, Page 120 and Book 7097, Page 154, in the Register's Office for Davidson County, Tennessee.
• Easement and Right of Entry Agreement of record in Book 10262, Page 46, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 North Timber Drive, Nashville, Tennessee 37214-4253**.

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 the 8 DAY OF SEPTEMBER, 2017.

Gary C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, 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/she executed the within instrument for the purposes therein contained.

Witness ~~my hand~~ and official seal, this the 8th of September, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212