Bill Garrett Davidson County
Batch# 19685 DEEDWARR
10/31/2017 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20171031-0111452

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of October, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi L. Qirilla 323 Timberway Circle Unit 108-H Nashville, TN 37214	FAMC Q100TowerCr. #1600 Franklin, TN37067	108.07-0B108.00C

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Debra A. Sargent nka Debra A. Loe and husband, David Loe

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kristi L. Qirilla, a married man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, TN, Being Unit No. H-108 on the Plan of Timber Lake Condominiums, Created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and 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 and accurate legal description of such Unit.

Being the same property conveyed to Debra A. Sargent, a single woman by Deed from Randy W. Stephenson and wife, Cheryl H. Stephenson dated October 11, 2013 of record in Instrument Number 20131022-0110106, Register's Office for Davidson County, Tennessee. Debra A. Sargent has since married David Loe and is now known as Debra A. Loe. Debra A. Sargent and Debra A. Loe are one and the same person. David Loe joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in the Master Deed recorded in Book 6549, Page 475, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants and By-Laws contained in Master Deed recorded in Book 6549, Page 475, Instrument of Clarification recorded in Book 6561, Page 141, Register's Office for Davidson County, Tennessee.
4) Property is subject to Charter for Timber Lake Condominium Association, Inc. Charter of record in Book 6546, Page 947, said Register's Office for Davidson County, Tennessee
5) Property is subject to easement for television cable of record in Book 6587, Page 204, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **323 Timberway Circle Unit 108-H, 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 30th day of October, 2017.

Debra A. Loe

Debra A. Loe

David Loe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Debra A. Loe and husband David Loe, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

