Bill Garrett Davidson County
Batch# 31750 DEEDWARR
11/30/2017 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $473.23
20171130-0122267

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $127,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2017.

Notary Public

My commission expires: 4/13/2021

TRACY E. SPINKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David J Favreau and Alyssa Favreau	David J Favreau and Alyssa Favreau	108-07-0B-146.00-CO
240 Timberway Dr	240 Timberway Dr	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alison L. Williams, an unmarried individual

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David J Favreau and Alyssa R. Favreau, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 146 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 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 Alison L. Williams, an unmarried individual by Warranty deed from Cynthia A. Hunt, unmarried of record in Instrument No. 20150908-0091234 Register's

Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 8, 2015.

This is improved property known as **240 Timberway Dr, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of November, 2017.

Alison L. Williams by Mildred Dale Williams her attorney-in-fact

Alison L. Williams by Mildred Dale Williams her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Mildred Dale Williams, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Alison L. Williams** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Alison L. Williams, and is authorized by Alison L. Williams to execute this instrument on her behalf.

Witness my hand and official seal this 28th day of November, 2017.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 60170264

SP 11/2015

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019