Bill Garrett Davidson County
Batch# 36440 DEEDWARR
12/12/2017 02:05:33 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20171212-0126691

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ardian Petollari
235 Timberway Drive
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 108-07-0B-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raven E. Vaughan, an unmarried woman, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Ardian Petollari & Mikaela Petollari, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 137, as shown on the plan of Timber Lake Condominium, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Master Deed of record in Book 6549, Page 475 as clarified in Book 6561, Page 141, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Raven E. Vaughan, unmarried by Warranty deed from Kelly German and James German, wife and husband of record in Instrument No. 20131202-0122238 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on December 02, 2013.

This is improved property known as: **235 Timberway Drive, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 28th day of November, 2017.

WITNESS MY HAND on this the 28th day of November, 2017

Raven E. Vaughan

Raven E. Vaughan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Raven E. Vaughan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of November, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

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

Jodie D Pelley

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170927