This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2917

Karen Y Johnson Davidson County
Batch# 147893 **DEEDWARR**
10/02/2018 10:14:09 AM 2 pgs
Fees: $13.00 Taxes: $571.65

20181002-0097582

STATE OF TENNESSEE
COUNTY OF Wilson

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $154,500.00

Rianne Cornett
Affiant

Subscribed and sworn to before me, this the 28th day of September, 2018

Tracey Trumphour
Notary Public
My Commission Expires: 5.17.21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rianne Cornett 218 Timberway Drive Nashville, TN 37214	Bank of Tennessee P.O. Box 4980 Johnson City, TN 37602	108-07-0B-157.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rebecca A. Kazi, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rianne Cornett, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 157 of Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Drive, Nashville, Tennessee, as shown on the plat of Timber Lake Condominium, Condominium apartments, recorded in Plat Book 6250, Page 219, said Register's Office, and described in a Master Deed recorded in Book 6549, Page 475 and Book 6561, Page 141, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timber Lake Condominium, Condominium Apartments contained in the Master Deed recorded in Book 6549, Page 475 and Book 6561, Page 141, and By-Laws recorded in Book 6549, Page 520, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Warranty Deed from Julie Leffel and Nicholas Phillips, wife and husband to Rebecca A. Kazi, a single person, as recorded on the 30th day of May, 2017 in Instrument No. 20170530-0053642, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **218 Timberway Drive, Nashville, TN 37214**

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This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28th day of September, 2018.

GRANTOR:

Rebecca A. Kazi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rebecca A. Kazi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2018.

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY