Karen Y Johnson Davidson County
Batch# 176680 DEEDWARR
12/20/2018 01:19:11 PM 2 pgs
Fees: $13.00 Taxes: $506.90
20181220-0124036

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Nick Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2018.

Jennifer Harris
Notary Public

MY COMMISSION EXPIRES: 9-20-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title and Escrow, LLC, 451 N. Thompson Lane, Suite D, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sherry Gayer	New Owner	108-07-0B-059.00 CO
(NAME) 159 N Timber Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Seven Thousand And No/100 Dollars ($137,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
KATHERINE SAWYER, UNMARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SHERRY GAYER, UNMARRIED WOMAN,
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:

Being Unit No. 59 in Building F, of "Timber Lake Condominium", as established by a Master Deed of record in Book 6549, Page 475, as clarified in Book 6561, Page 141, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Condominium Site Plan of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Katherine Sawyer, unmarried, by Warranty Deed from Joyce B. Price, unmarried, dated 11/28/16 and recorded 11/29/16 in Instrument No. 20161129-0125143, in the Register's Office of Davidson County, Tennessee.

Property Address: 159 N Timber Drive, Davidson County, TN 37214

unimproved ☐
This is improved ☒ property, known as 159 N Timber Drive, Nashville, TN 37214
(House No.) (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 our hands this 19 day of December, 2018.

Katherine Sawyer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Sawyer with whom I am personally acquainted with (or 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 and official seal at Murfreesboro, Tennessee, this 19th of December, 2018.

Notary Public

My Commission Expires: 12/1/2020

(SEAL)

