WARRANTY DEED

Karen Johnson Davidson County
Batch# 232585 DEEDWARR
05/21/2019 11:00:19 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190521-0047871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of May

Notary Public

MY COMMISSION EXPIRES: 03/27/2021

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Charla Smith	New Owner	108 07 0B 078.00
(NAME)	(NAME)	
206 Timberway Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy Giarra and Caleigh Giarra, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charla Smith, an 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:

Land in Davidson County, Tennessee, being Unit No. 78E of Timber Lake Condominiums created under Title 66, chapter 27, Section 101 et seq. as amended in Tennessee Code Annotated and a established by a Master Deed of record in Book 6549, Page 475, Register's Office of 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 Timber Lake Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete identification of said Unit.

This unit is conveyed together with an undivided percentage interest in the common areas and facilities of the condominium as set forth in the Declaration of Condominium or Master Deed.

Being the same property conveyed to Timothy Giarra and Caleigh Giarra, husband and wife by Warranty Deed from Jennifer L. Gregory, an unmarried person dated December 30, 2016 and recorded January 5, 2017 as Instrument No. 20170105-0001173, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1902403SSO

unimproved ☐
This is improved ☒ property, known as 206 Timberway Dr, Nashville, TN 37214

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 14th day of May, 2019

Timothy Giarra

Caleigh Giarra

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Timothy Giarra and Caleigh Giarra, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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