Karen Johnson Davidson County
Batch# 262393 DEEDWARR
07/25/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $558.70
20190725-0073415

32183-3

Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$151,000.00.** Affiant Subscribed and sworn to before me, this the 19th day of July, 2019. Notary Public My commission expires: 4-17-23 (AFFIX SEAL)

GREGORY D. VADYER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lindsey Molander	Same as New Owner	**108-07-0-B-062.00co**
164 N Timber Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rebecca Crouch Cannon, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsey Katherine Molander, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 62-F as specified on the Plat shown in the Master Deed, on the Plan of Timber Lake Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Exhibit A-2 of the Master Deed for Timber Lake Condominiums, of record under Book 6549, Page 475 and by Clarification of record in Book 6561, Page 141, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Timber Lake Condominiums, for placement of Units, as shown on Exhibit "A-2" to the Master Deed of record under Book 6549, Page 475 and by Clarification of record in Book 6561, Page 141, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to Rebecca Crouch Cannon, a married woman, by Deed dated June 29, 2017 from Patricia Powell, a married woman, of record in Instrument No. 20170703-0066921, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Exhibit A-2 of the Master Deed for Timber Lake Condominiums, of record under Book 6549, Page 475, and by Clarification of record in Book 6561, Page 141, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Charter of Timber Lake Condominium Association, Inc., of record in Book 6546, Page 947, said Register's Office.

(3) Easement for Television Cable from Timber Lake Condominium Association, Inc. Elm Hill Builders, Inc., Timber Lake Associates, a Tennessee general partnership to Elm Hill Builders, Inc., dated June 18, 1985 of record in Book 6587, Page 204, Register's Office for Davidson County, Tennessee.

(4) Unrecorded easement for Sanitary Sewer and/or Storm Drainage executed June 19, 1980 mentioned in Warranty Deed from Dewey W. Pedigo and wife, Daisie Pedigo to Priest Lake Limited Partnership of record in Book 5658, Page 984, Register's Office for Davidson County, Tennessee.

(5) Deed of Conveyance for Sanitary Sewer Lines from Eugene P. Davis to The Metropolitan Government of Nashville and Davidson County of record in Book 7097, Page 154, Register's Office for Davidson County, Tennessee.

(6) Deed of Conveyance of water mains and other lines from Eugene P. Davis to The Metropolitan Government of Nashville and Davidson County of record in Book 7097, Page 120, Register's Office for Davidson County, Tennessee.

(7) All matters shown on Timber Lake Condominium boundary plat, in Plat Book 6250, page 219 and Plat Book 5200, page 342, said Register's Office.

(8) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5856 , Page 80, Register's Office for Davidson County, Tennessee.

(9) Grant of Easement by and between Comcast of Nashville I, LLC and Timber Lake Condominiums Association, of record in Instrument No. 20180207-0012286, Register's Office for Davidson County, Tennessee.

(10) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **164 N Timber Drive, 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 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 my/our hand(s) this **19th** day of **July, 2019.**

Rebecca Crouch Cannon

Rebecca Crouch Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Rebecca Crouch Cannon,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **July, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Tonya Hill, 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.

Tonya Hill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tonya Hill, 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: 4.17.23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY