This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



Karen Johnson Davidson County
Batch# 351743 DEEDWARR
02/03/2020 08:38:12 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20200203-0011921

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $140,000.00.

Affiant

Subscribed and sworn before me this the 27 day of January, 2020.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Denis Jaupi and Erkida Hunci 338 Timberway Cir. Nashville, TN 37214	New Owner	108-07-0B 102.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL ANDERSON AND PAULA ANDERSON,HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DENIS JAUPI AND Erkida Hunci, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit Number 102-1 of Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Circle, Nashville, Tennessee, as shown on the plat of Timber Lake Condominium, Condominium Apartments, recorded in Plat Book 6549, Page 513, as Exhibit A-2 to Master Deed, said Register's Office, and described in a Master Deed recorded in Book 6549, Page 475, as corrected in Book 7153, Page 617, Clarification of record in 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, as corrected in Book 7153, Page 617, Clarification of record in Book 6561, Page 141, and By-Laws, recorded in Book 6549, Page 520, as Exhibit B to Master Deed, 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 to Paul Anderson and Paula Anderson, husband and wife, by deed from Fannie Mae A/K/A Federal National Mortgage Association, dated 04/04/2013, of record in Instrument No. 20130430-0042903, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 338 Timberway Cir., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24 day of January. 2020.

Paul Anderson by Jenny West Attorney in Fact
Paul Anderson
BY: Jenny West as Attorney-in-Fact

Paula Anderson by Jenny West Attorney in Fact
Paula Anderson
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 day of January, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul Anderson by Specific POWER OF ATTORNEY dated 1/18/20, and who acknowledged that he executed the same as the free act and deed of Paul Anderson.

Witness my hand and official seal this 24 day of January, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 24 day of January, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paula Anderson by Specific POWER OF ATTORNEY dated [redacted], and who acknowledged that he executed the same as the free act and deed of Paula Anderson. 1/21/20

Witness my hand and official seal this 24 day of January, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022