Instrument Prepared By:
D. B. HERBERT
Kelley, Herbert & Crawford
Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5840 PAGE 113

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
103-15B-18	Mr/Mrs Thomas W. Molteni	Fidelity Federal Savings& Loan Fourth & Union Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 113393-0/18
8DA-61317	4487 Post Place, Unit 18	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note dated October 31, 1978, in the original principal sum of $44,450.00, payable to Fidelity Federal Savings & Loan Association, in monthly installments as set forth therein, with interest as set out in said note, and being secured by a deed of trust executed by Town & Country Realtors, to Vaden Lackey, Jr., Trustee, as of record in Book 5359, page 276,

JAMES E. WHITE and wife, SARA J. WHITE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS W. MOLTENI and wife, BETH L. MOLTENI

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 18 of Lion's Head Condominium, a Condominium or Horizontal Property Regime establsiehd by Master Deed of record in Book 5340, page 70, and shown on a Plan of record in Book 5200, page 82.

Together with each and all of the rights, privileges, and appurenances thereunto belonging, as set forth in said Master Deed (and By-Laws which are an exhibit thereto) including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in said Plan, Master Deed and By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to James E. White, by deed from Town & Country Realty Company, now T. & C Properties, Inc., as of record in Book 5809, page 167.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakins contained in Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683 and By-Laws appended to Master Deed in Book 5340, page 121, including other conditions, requirements, etc., as set out in Master Deed, to which reference is made.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except as shown above and 1982 taxes, books not ready, which Grantee assumes and agrees to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of January, 1982.

Sara J. White

James E. White

6904 01/12 2:24 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5840 PAGE 114

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James E. White and wife, Sara J. White the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 4th day of January, 1982.

My commission expires: 7-21-85

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 82

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL)

Notary Public

G. 75003

IDENTIF. T REFERENCE

JAN 12 1 50 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES E. WHITE AND WIFE
TOWN & COUNTRY REALTY CO.

TO
THOMAS W. MOLTENI AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5840 PAGE 115

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69500.00-	CO
			161.74	CO TX
			.50	PRFEE.
			6.00	WDEED
			CHECK	188.24-
6904A01/12/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G75003

IDENTIF. REFERENCE

JAN 12 1 50 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 861659