462.50
13.00
475.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Ray Read	Kenneth Ray Read	103-15-0-B/017.00CO
(NAME)	(NAME)	
4487 Post Place, Unit 17	4487 Post Place Unit 17	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph P. Kerr, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Ray Read** unmarried, 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:

Unit No. 17 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in book 5340, page 70, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 82, said Register's Office.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the 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.

Being the same property conveyed to Joseph P. Kerr by Warranty Deed from Dolores Ann Buck Rice, unmarried, dated June 25, 1998 and filed for record in Book 10996, Page 513, Register's Office for Davidson County, Tennessee.
The said Mary Frances Kerr joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to Joseph P. Kerr.
The Premises herein conveyed is a condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" asset out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lions Head condominiums of record in Book 5340, page 70, Register's Office for Davidson County, Tennessee,
The taxes for the current year have been prorated and assumed by the Grantees.
Subject to any and all matters as shown on the plan of record in Plat book 5340, page 70, Register's Office for Davidson County, Tennessee.
Subject to Restrictive covenants contained in an instrument of record in book 5340, page 70.
This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4487 Post Place Unit 17, Nashville, TN 37205

(House Number) (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.

Davidson County DEEDWARR
Recvd: 06/01/04 13:02 2pgs
Fees:13.00 Taxes:462.50
20040601-0063835

Witness my hand this 28th day of May, 2004.

Joseph P. Kerr

Mary Frances Kerr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 5/28/2004, before me personally appeared Joseph P. Kerr and wife, Mary Frances Kerr to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May, 2004.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE