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MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Bonnie L Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2004.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Hugh Howser III	National City Mortgage	103-15-O-B
4487 Post Place #136	P. O. Box 1024	GROUP
Nashville, Tennessee 37205	Dayton, OH 45401	PARCEL 136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***One Hundred Seventy One Thousand Dollars and Zero Cents ($171,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bonnie Martin, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Hugh Howser III, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

A certain condominium unit being Unit No. 136 in a Horizontal Property Regime which is located in the Plat of Lion's Head Condominium Apartments of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Bonnie Martin by deed from Robert C. Levine, David Bernard Levine, Michael John Levine, Lawrence E. Levine, Janet Levine March and Mark H. Levine of record in Book 9384, page 668, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 4487 Post Place #136, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 2nd day of July, 2004.

Bonnie Martin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Bonnie Martin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

