File No. 250600127

WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Susan L. Tessier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/09/05 09:21 2 pgs
Fees:13.00 Taxes:888.00
20050609-0065857

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan L. Tessier	Susan L. Tessier	103-15-0B-068.00
(NAME) 4487 Post Place Unit #68 SLT	(NAME) 4487 Post Place Unit #68 SLT	
(ADDRESS) Nashville, TN 37215 SLT	(ADDRESS) Nashville, TN 37215 SLT	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **William Madison Trimble and John Marsden Trimble, Co-Executors of the Estate of Myrtle French Trimble,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan L. Tessier, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 68, on the Plan of Lion's Head Condominium, as shown by plat appearing of record in Plat Book 5200, Page 82, revising Plat Book 4675, Page 134, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Myrtle F. Trimble, unmarried by Warranty Deed dated January 11, 1995 of record in Book 9571, Page 148, Register's Office for Davidson County, Tennessee. The said Myrtle F. Trimble, also known as Myrtle French Trimble died testate on April 6, 2005, granting the power to convey real property to the named co-executors, William Madison Trimble and John Marsden Trimble, as evidenced by the Last Will and Testament file in Vol. 585/1863654 in the Probate Court Clerk's Office for Davidson County, Tennessee.

Master Deeds and By-Laws of record in Book 5340, Page 70, corrected in Book 5342, Page 683; Charter for Homeowners' Association of record in Book 5342, Page 2; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7196, Page 827, and in Book 6909, Page 212; Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473; Gas Line Easement of record in Book 3969, Page 788; Overhead Line Easement of record in Book 4995, Page 32; Electric Line Easement of record in Book 4889, Page 140; Sewer Easements of record in Book 3224, Page 527, and in Book 3376, Page 102; all matters shown on the plan of record in Plat Book 5200, Page 82, revising Plat Book 4675, Page 134; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as Unit #68 4487 Post Place, Nashville, TN 37215 SLT
(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 GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 8th day of June, 2005.

William Madison Trimble, Co-Executor

John Marsden Trimble, Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Willliam Madison Trimble, Co-Executor, Estate of Myrtle French Trimble, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Witness my hand at office this 8th day of June, 2005.

Commission expires: 7-23-05

Notary Public

STATE OF FLORIDA
COUNTY OF POLK

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Marsden Trimble, Co-Executor, Estate of Myrtle French Trimble the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of June, 2005.

GLENDA R. GRIFFIN
Notary Public, State of Florida
My comm. expires Feb. 9, 2009
Comm. No. DD 394756

Notary Public Glenda R Griffin

Personally known

My commission expires: _____

File Number: 250600127

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076