File #20050067

Davidson County DEEDWARR
Recvd: 07/11/05 10:29 2 pgs
Fees:13.00 Taxes:510.60

20050711-0079748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires May 24, 2009

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Sissel	Wells Fargo Bank, N.A.	MAP 103-15-B
(NAME) 4487 Post Place #81	(NAME) P. O. Box 5708	PARCEL 81
(ADDRESS) Nashville, TN 37205	(ADDRESS) Springfield, OH 45501-5708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Fran Romeo, an unmarried person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Mark Sissel, married, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 81 in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments of record in Plat book 5200, page 82, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fran Romeo, an unmarried person by deed dated 9-4-02 from Deanna Driver Hendrickson, an unmarried person of record in Instrument No. 200209060108263, Register's office for Davidson County, Tennessee.

This conveyance is subject to the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-laws for the administration thereof; also subject 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's head Condominium Apartments of record in Book 5340, page 70, as amended in Book 5342, page 683; By-laws of record in Book 5340, page 121; Agreement for Grant of Easement for Conservation Greenway in Instrument No. 200407280090473 and any and all matters shown on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, Page 82, Register's Office of Davidson County, Tennessee

Unimproved ()
This is improved (X) property, known as 4487 Post Place #81, 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Witness our hands this 6th day of July, 2005.

Fran Romeo

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Fran Romeo who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 6th day of July, 2005.

Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires May 24, 2009

My Commission Expires:_____

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027