WARRANTY DEED

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/27/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Hennessey	SAME	103-15-0-B-026.00-CO
(NAME)	(NAME)	
4487 Post Place Apt 26		
(ADDRESS)	(ADDRESS)	
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, Marguerite W. Hazen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Hennessey, Jr., a single man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Unit No. 26, in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marguerite W. Hazen by warranty deed from Lions Head Associates, a Tennessee partnership, of record in Book 5385, page 337, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) 2005 Taxes, a lien not yet due and payable. (2) 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. (3) 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 building thereof. (4) 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 of record in Book 5340, page 70, and corrected in Book 5342, page 683, both in the Register's Office of Davidson County, Tennessee. (5) By-laws for the administration thereof, which are appended to the Master Deed as Exhibit "C" thereto of record in Book 5340, page 121, said Register's Office, including among other conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended thereto reference to which here is made.

unimproved ☐

This is improved ☒ property, known as 4487 Post Place Apartment 26, 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: 09/30/05 15:39 2 pgs
Fees:13.00 Taxes:510.60
20050930-0117989

Witness my hand this 26th day of September, 2005.

Marguerite W. Hazen by Jeannie Timmons her Attorney in Fact her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeannie Timmons, Attorney-in-Fact, for Marguerite W. Hazen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Marguerite W. Hazen, as hers/his/their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument #_____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee this 26th day of September, 2005.

Commission expires: 6-14-08

Notary Public

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN