20994-3
Box 14-A

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 11/29/07 09:30 4 pgs Fees:23.00 Taxes:841.75 20071129-0138319	The actual consideration or value, whichever is greater, for this transfer is **$227,500.00.** Affiant Subscribed and sworn to before me, this the 27th day of November, 2007. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SCOTT Z. GARFINKEL	**NEW OWNER**	**Map 103-15-0-B, Parcel 049CO**
6305 East Valley Road		
Nashville, TN 37205		

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, WE,

William T. Tinnell, as to an undivided 25% interest, Gregg B. Tinnell, as to an undivided 25% interest, Henry C. Tinnell, Jr. as to an undivided 25%, William T. Tinnell and Gregg B. Tinnell, Co-Trustees, of the Trust established f/b/o Sandra Faye Moran, as to an undivided 25% interest, joined by William T. Tinnell and Gregg B. Tinnell, Co-Executors by order of the of the Last Will and Testament of H. C. Tinnell, deceased.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Z. Garfinkel, a married man

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. 49 of the Lion's Head Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Lion's Head Condominiums, of record in Book 5340, Page 70, and as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5340, Page 121, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Lion's Head Condominium Apartments, of record in Book 5200, Page 82, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to H. C. Tinnell, by Deed from Erma N. Norton, one and the same as Erma L. Norton, of record in Book 9661, Page 775, Register's Office for Davidson County, Tennessee. The said H. C. Tinnell having since died on July 13, 2007, leaving a Last Will and Testament, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 07P 1445 and recorded in Instrument No. 20071009-0120270, Register's Office for Davidson County, Tennessee.

Pursuant to said will, the property was devised to William T. Tinnell, as to an undivided 25% interest, Gregg B. Tinnell, as to an undivided 25% interest, Henry C. Tinnell, Jr. as to an undivided 25%, William T. Tinnell and Gregg B. Tinnell, Co-Trustees, of the Trust established f/b/o Sandra Faye Moran, as to an undivided 25% interest,

THIS instrument is being executed in behalf of Henry C. Tinnell, Jr., pursuant to a Power of Attorney executed by same on the 26th day of November, 2007, of record in Instrument No. 20071129013 8 318 Register's Office for Davidson County, Tennessee.

PURSUANT to said Will, the property was devised to William T. Tinnell and Gregg B. Tinnell, in their capacity as Co-Executors of the Last Will and Testament of H. C. Tinnell, have joined in the execution of the Deed to express the consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested to them as Co-Executors or otherwise held by the Estate to the within named Grantee.

THIS conveyance is subject to all 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, of record aforementioned; also subject to 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 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 Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **4487 Post Place, Unit #49, 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 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.

Witness my/our hand(s) this **27th** day of **November, 2007.**

William T. Tinnell, Co-Executor
WILLIAM T. TINNELL, Co-Executor under Last Will and and Testament of H. C. Tinnell

Henry C. Tinnell Jr.
HENRY C. TINNELL, JR., Devisee

By: Gregg B. Tinnell
GREGG B. TINNELL, Attorney-in-Fact

Gregg B. Tinnell
GREGG B. TINNELL, Devisee

Gregg B. Tinnell Co-Exe
GREGG B. TINNELL, Co-Executor under the Last Will and Testament of H. C. Tinnell

William T. Tinnell
WILLIAM T. TINNELL, Devisee

William T. Tinnell TRUSTEE
WILLIAM T. TINNELL, Co-Trustee of the Trust established f/b/o Sandra Faye Moran

Gregg B. Tinnell Co-Trustee
GREGG B. TINNELL, Co-Trustee of the Trust established f/b/o Sandra Faye Moran

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 **WILLIAM T. TINNELL, as Co-Executor of the Estate of H. C. Tinnell,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2007.**

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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 **WILLIAM T. TINNELL, as Devisee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2007.**

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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 **WILLIAM T. TINNELL, as Co-Trustee of the Trust established f/b/o Sandra Faye Moran, under the Will of H. C. Tinnell,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2007.**

Notary Public
My Commission Expires: 3/22/09



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 **GREGG B. TINNELL, as Co-Executor of the Estate of H. C. Tinnell,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2007.**

Notary Public
My Commission Expires: 3/22/09



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 **GREGG B. TINNELL, as Devisee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2007.**

Notary Public
My Commission Expires: 3/22/09



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 **GREGG B. TINNELL, as Co-Trustee of the Trust established f/b/o Sandra Faye Moran, under the Will of H. C. Tinnell,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2007.**

Notary Public
My Commission Expires: 3/22/09



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Gregg B. Tinnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Henry C. Tinnell, Jr., and that _he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Henry C. Tinnell, Jr. for the purpose therein contained, by signing the name of Henry C. Tinnell, Jr. by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **November, 2007.**

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.