WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090087776 DEEDWARR
Recvd: 12/31/09 08:48 2 pgs
Fees:13.00 Taxes:547.60
20091231-0118715

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,000.

Affiant

Subscribed and sworn to me on December 30, 2009.

NOTARY PUBLIC

My Commission Expires: 2/24/13

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

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rodney Scott Adkins 4487 Post Place, Apt. 37 Nashville, TN 37205	Pinnacle National Bank 211 Commerce St., Ste 300 Nashville, TN 37201	103-15-0B-037.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN F. KANIA, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **RODNEY SCOTT ADKINS, a single man,** hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 37 of Lion's Head Condominium apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 82, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited elements of the Condominium.

Being the same property conveyed to John F. Kania, unmarried, by Warranty Deed from Matthew G. Wilson, unmarried, of record as Instrument No. 20021003-0120922, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters shown on subdivision plat of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee; and
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act," as 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 easements, rights and interests 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 in Book 5340, page 70; Book 5340, page 121 and Book 5342, page 683, Register's Office for Davidson County, Tennessee; and
4. Any lien for owners' association dues, if any; and
5. Party wall for use in common with owner(s) of attached and appurtenant improvements; and
6. Agreement for Dedication of easement for sanitary sewer and/ or storm drainage to the Metropolitan Government of Nashville and Davidson County, of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office; and
7. Easement for sewer line purposes granted K.C. Club Incorporated of Nashville, Tennessee by the most Rev. William L. Adrian, Bishop of Nashville, of record in Book 3224, page 527, and Book 3376, page 102, said Register's Office; and
8. Easement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, a Tennessee Corporation, by the most Rev. William L. Adrian, Roman Catholic Bishop of the Diocese of Nashville, of record in Book 3969, page 788, said Register's Office; and

9. Overhead line easement granted Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government by grant from David M. Carney and wife, of record in Book 4995, page 32, said Register's Office; and
10. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said Metropolitan Government by grant from David M. Carney and wife, of record in Book 4889, page 140, said Register's Office; and
11. A 20 foot sewer easement across the southerly portion of premises and across the northeasterly portion of premises, a 20 foot gas line easement (Said easement extends across the center portion of the subject property and has a varied width at its northeasterly extremity), Richland Creek (the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Richland Creek extending through the subject property without diminution of pollution), a Nashville Electric Service easement along the northeasterly line of premises, and an owner's certificate, as depicted on the survey made by James L. Murphy, Jr. and Co., dated June 5, 1974, and as shown on survey made by E. Ralph Roberson. Jr., May 5, 1976 and as appears on the Plan of the David M. Carney Development, of record in Book 4675, page 134, said Register's Office; and
12. Easement of record in Instrument No. 20040714-0083955, said Register's Office; and
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4487 Post Place, Apt. #37, Nashville, Tennessee 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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on December 30, 2009.

By: Benjamin Van O'Dell
his attorney-in-fact

John F. Kania

John F. Kania by Benjamin Van O'Dell, his Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 30, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Benjamin Van O'Dell**, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument on behalf of **John F. Kania** for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for **John F. Kania** and is authorized by **John F. Kania** to execute this instrument on his behalf.

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

John Cobb Rochford
Notary Public

My commission expires: 1/3/2011