BILL GARRETT, Davidson County
Trans:T20100005507 DEEDWARR
Recvd: 01/28/10 10:11 2 pgs
Fees:13.00 Taxes:721.13

20100128-0007094

| WARRANTY DEED<br>Return to: File Box 9: BREAD<br>First Title and Escrow Co.<br>ftec file #29244<br>TINA M. BREAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY<br>My Commission Expires NOV. 22, 2010 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of January, 2010<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Murray H. Ocko | FNBCC thru AHB Division | 103150B01400CO |
| (NAME) | (NAME) | |
| 4487 Post Place Unit 14 | 3840 Hempland Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Mountville,, PA 17554 | |
| (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, I/WE, ~~Lawrence B. Amos and~~ **Virginia C. Amos**, a Widow, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Murray H. Ocko**, unmarried 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:

Land in Davidson County, Tennessee, being Unit 14, LION'S HEAD CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, as shown on plat of record in Plat Book 5200, Page 82, as established under Master Deed of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lawrence B. Amos and spouse, Virginia C. Amos by Warranty Deed from Herbert Allen Ballenger, Jr. Executor, with full power, of the estate of Evelyn M. Ballenger, recorded on the 14th day of April, 1997 in Deed Book 10415, Page 105, in the Register's Office of Davidson County, Tennessee. Lawrence B. Amos having since died leaving Virginia C. Amos his sole surviving heir.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4487 Post Place Unit 14, 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, has 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 our hands this 25th day of January, 2010

* Virginia C. Amos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Virginia C. Amos**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of January, 2010

Kelly Ann Callaghan
Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON