| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 29704-08-2010**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 14th day of September, 2010.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

GARFEE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

| **Address New Owner:**<br>Alden Kirshner, Barrie Kirshner<br>4487 Post Place #180<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>Renasant Bank<br>2200 Abbott Martin Rd, Ste. 103, Nash, TN 37215 | **Tax Information:**<br>Map and Parcel No.:<br>103 150 B18000 CO |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Henley Niederhauser***, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alden Kirshner and wife, Barrie Kirshner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 4487 Post Place #180, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 14th day of September, 2010.

Mary Henley Niederhauser

STATE OF Florida, COUNTY OF Volusia SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Henley Niederhauser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2010.

Notary Public

My Commission Expires:

Notary Public State of Florida
Andrea K Cheek
My Commission DD721821
Expires 11/16/2011

BILL GARRETT, Davidson County
Trans:T20100058275 DEEDWARR
Recvd: 09/16/10 09:53 2 pgs
Fees:13.00 Taxes:906.50

20100916-0073673

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 180 on the Plan of Lion's Head Condominium Apartments, of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominiums, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Mary Henley Niederhauser by deed from Mary Ellen F. Hollands, Executrix of the Estate of Lillie A. Jones, appearing as Instrument No. 20031114-0166991, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2010, prorated by the parties and assumed by the Grantees.
2. Charter of Incorporation of Lion's Head Homeowners Association of record in Book 5342, page 2, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lion's Head Condominiums, of record in Book 5340, page 70, corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6909, page 212 and Book 7196, page 827, Register's Office for Davidson County, Tennessee.
6. Easement for underground sewer line of record in Book 3324, page 527 and Book 3376, page 102, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 4995, page 32 and Book 4889, page 140, Register's Office for Davidson County, Tennessee.