Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April 2011

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County	DEEDWARR
Recvd: 04/08/11 14:50	4 pgs
Fees:23.00 Taxes:521.70	
20110408-0027499	

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mary Niederhauser	~~Same~~	103150B16200CO
4487 Post Pl Unit # 162	110 C Hillshore Blvd	
Nashville TN 37205-0000	Manchester TN 37355	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Deborah D. Shelton an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Mary Niederhauser an unmarried person hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 162 on the Plan of Lion's Head Condominium Apartments of record in Book 5200 page 82 Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of Lion's Head Condominium Apartments a horizontal property regime established by Master Deed and By-Laws of record in Book 5340 page 70 corrected in Book 5342 page 683 said Register's Office.

Being the same property conveyed to Deborah D. Shelton, an unmarried person by deed dated August 17, 2004 from Florence Ann Melcher, an unmarried person of record in Instrument No. 20040820-0101015, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) All matters appearing on plan of Lion's Head Condominium

Apartments of record in Book 5200 Page 82, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 5340 Page 70 and corrected in Book 5342 page 683.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master "Deed " establishing a horizontal property regime of Lion's Head Condominium Apartments and recorded in Book 5340 Page 70 and corrected in Book 5342 page 683 Register's Office for said county. 5) Charter of Lion's Head Condominium Apartments Association of record in Book 5342 Page 2 6) Easement for Conservation Greenway of record in Instrument No. 20040728-0090473 7) Bylaws for Lions Head Condominium Apartments Homeowners Association of record in Book 534 Page 121

This property is improved property known as 4487 Post Pl Unit # 162, Nashville, Tennessee 37205-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 8th day of April, 2011.

Deborah D. Shelton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah D. Shelton, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 8th day of April, 2011.

Notary Public

My Commission expires: 3/2/11

FILE NO: 06749

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

