THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30114-06-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Carole M. Willis Affiant Subscribed and sworn to before me this 15th day of July, 2011. Notary Public My Commission Expires:

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

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Carole M. Willis 4487 Post Place Unit 33 Nashville, TN 37205	**Send Tax Bills To:** Farmington Financial Group 1912 21st Avenue South Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 103 150 B 03300 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, **William S. Jones and wife, Linda D. Jones**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carole M. Willis, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4487 Post Place Unit 33, 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 15th day of July, 2011.

William S. Jones

Linda D. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of July, 2011.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110043407 DEEDWARR
Recvd: 07/19/11 10:25 2 pgs
Fees:13.00 Taxes:1017.50

20110719-0055066

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Lion's Head Condominium, of record in Plat 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, 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 William S. Jones and wife, Linda D. Jones, by deed dated May 10, 2006, from Neil R. Johnson, unmarried, of record in Instrument No. 20060511-0055362, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee.
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 Condominium, 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. All matters appearing on the Plan of record as Book 5200, page 82, Register's Office for Davidson County, Tennessee.
6. 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.
7. Easement for underground sewer line of record in Book 3324, page 527, and Book 3376, page 102, Register's Office for Davidson County, Tennessee.
8. Easement for right of way of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 4995, page 32, and Book 4889, page 140, Register's Office for Davidson County, Tennessee.
10. Conservation easement of record in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee.