This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 10/05/11 13:34 6 pgs
Fees:33.00 Taxes:795.50
20111005-0077345

Address New Owner And Send Tax Bills To:

Mary Carl Roberts
4487 Post Place, Unit 129
Nashville, TN 37205

Parcel Identification Number:

103-15-129.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Edward Richmond Seay, Jr.; Winifred Ann Seay Holcomb;** and **Charles Taylor Seay** (hereinafter collectively referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mary Carl Roberts** (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A that is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, her heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantors covenants that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantors and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this deed on this 5th day of October, 2011.

Edward Richmond Seay, Jr.

Winifred Ann Seay Holcomb

Charles Taylor Seay

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of October, 2011.

Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2012

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Richmond Seay, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 4th day of October, 2011.

KIMBERLY H. WAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Winifred Ann Seay Holcomb, the bargainor, 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 seal at office on this the 4th day of October, 2011.

KIMBERLY H. WAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kimberly H. Wayman
Notary Public For The State Of Tennessee
My Commission Expires: July 8, 2012

STATE OF FLORIDA)
)
COUNTY OF BAY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Taylor Seay, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 30 day of Sept, 2011.

KAREN NANCE
Notary Public - State of Florida
My Comm. Expires Jul 14, 2012
Commission # DD 805937
Bonded Through National Notary Assn.

Karen Nance
Notary Public For The State Of Florida
My Commission Expires: July 14, 2012

Exhibit A - Legal Description

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 129 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Charlotte M. Johns, by deed from Ann J. Dabbs, of record as Instrument No. 20040503-0049921, in the Register's Office for Davidson County, Tennessee. Charlotte M. Johns died on June 26, 2010. Edward Richmond Seay, Jr., was appointed executor of the estate of Charlotte Moss Johns by the Seventh Circuit Court for Davidson County, Tennessee, and Edward Richmond Seay, Jr., continues to serve as executor at the time of this conveyance. Under the terms of the last will and testament of Charlotte Moss Johns, the property was devised to Edward Richmond Seay, Jr.; Winifred Ann Seay Holcomb; and Charles Taylor Seay. To further evidence the devise, Edward Richmond Seay, Jr., Executor of the Estate of Charlotte Moss Johns, quitclaimed to Edward Richmond Seay, Jr.; Winifred Ann Seay Holcomb; and Charles Taylor Seay, all of his right, title and interest in the property, by deed of record as Instrument No. 20111005-0077273, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4487 Post Place, Unit 129, Nashville, Davidson County, Tennessee 37205 (Map/Parcel No. 103-15-B-129.00).

Exhibit B - Exceptions

1. All matters shown on the Plan of Lion's Head Condominium, of record in Plat Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The Lion's Head Condominium, of record in Book 5340, Page 70, in the Register's Office for Davidson County, Tennessee, as corrected in an amendment to the Master Deed entitled "Deed of Correction" and being of record in Book 5342, Page 683, in the Register's Office for Davidson County, Tennessee.

3. Agreement for dedication of easement for sanitary sewers and, or, storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 6909, Page 212, in the Register's Office for Davidson County, Tennessee.

4. Agreement for dedication of easement for sanitary sewers and, or, storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee.

5. Right-of-way easement granted to construct and maintain a pipe line for natural gas to Nashville Gas Company, of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.

6. Overhead electrical line easement granted to 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, in the Register's Office for Davidson County, Tennessee.

7. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board if said Metropolitan Government by grant of record in Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.

8. 20 foot sewer easement across the southeasterly 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 or pollution); electric easement granted to Nashville Electric Service, along the northeasterly line of premises; and an owner's certification, 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, in Book 4675, Page 134, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

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

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013

