BILL GARRETT, Davidson County
Trans:T20120007717 DEEDWARR
Recvd: 02/01/12 11:56 3 pgs
Fees:18.00 Taxes:758.50

20120201-0009081

268

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Susan Adamson	New Owner	Map and Parcel
4487 Post Place, #80		103-15B-80.00CO
Nashville, TN 37205		14112

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Donna Killebrew McCabe, Individually and Donna Killebrew McCabe, Administrator c.t.a. of the Estate of Lee F. Killebrew** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Susan P. Adamson, a single person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium in Davidson County, Tennessee, being Unit No. 80 on the plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for said County, which plan and record thereof are incorporated herein and made hereof by reference.

Being the same property conveyed by Last Will and Testament as recorded on the 23rd day of March, 2011 in Instrument No. 20110323-0022662 and Warranty Deed from Dorothy Jo Steakley Murphy and Husband, Athel H. Murphy and Karl C. Steakley, Jr. Executor of the Estate of Pearl S. Feldman to Lee F. Killebrew as recorded on the 34d day of October, 1988 in deed book 7667 page 472, in the Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the plan of recorded in Book 5200, page 82, including, but not limited to, any building setback lines and/or easements lying within the lots described above.
3. Charter of Lion's Head Homeowners' Association as recorded in Plat Book 5200, page 82, said Register's Office for Davidson County, Tennessee.
4. Conditions, covenants, reservations, requirements, restrictions, and other provisions contained in or referenced into the Master Deed establishing Lion's Head Condominium apartments of record in Book 5340, page 70, corrected in Book 5342, page 683, also subject to easements, rights and interest in favor of other unit owners, and all sewer, water electrical, telephone and other utility easements nor or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for Sewer and/or Storm Drainage recorded in Book 69098, page 212 and book 7196, page 827.
6. Sewer line easements recorded in Book 3224, page 527 and book 3376, page 102.
7. Easements of record in Book 3969, page 788, Book 4995, page 32, Book 4889, page 140.
8. Plan of David M. Carney Development recorded in Book 4675, page 134.

This is improved property commonly known as 4487 Post Place #80, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 2012.

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of January, 2012.

Donna Killebrew McCabe, Individually

The Estate of Lee F. Killebrew

By: Donna Killebrew McCabe

Donna Killebrew McCabe, Adminstrator, c.t.a.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Donna Killebrew McCabe, Individually with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Donna Killebrew McCabe with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the administrator c.t.a. of The estate of Lee F. Killebrew, and that she as such administrator c.t.a executed the foregoing instrument for the purposes therein contained by signing the name of the estate of Lee F. Killebrew by herself as administrator c.t.a.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 2012.

NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 6, 2013