RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31055
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20130027391 DEEDWARR
Recvd: 04/04/13 11:20 3 pgs
Fees:18.00 Taxes:825.10
20130404-0033332

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Tricia Weaner 4487 Post Place, #58 Nashville, TN 37205	same	103-15-0-B-058.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah C. Cassetty (formerly known as Deborah Church Curry) and husband, Fred Cassetty**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Tricia E. Weaner, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Unit No. 58, in a Horizontal Property Regime which is located on the Plat 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 hereby made for a more complete description.
>
> Being the same property conveyed to Deborah Church Curry, a single woman, by deed from Patrick P. Walters and wife, Dorothy S. Walters, of record in Instrument No. 20040209-0015158, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2013 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Plat Book 5200, page 82, said Register's Office.
3. Charter for Lion's Head Homeowners Association of record in Book 5342, page 2, said Register's Office.

4. By-Laws for Lion's Head Homeowners Association of record in Book 5340, page 121, said Register's Office.
5. Master Deed of record in Book 5340, page 70 and Book 5342, page 683, said Register's Office.
6. Easements for sanitary sewer and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office.
7. Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office.
8. Easement for right-of-way to Comcast of Nashville 1, LLC of record in Instrument No. 20120521-0043889, said Register's Office.
9. Any and all visible easements on and across subject property.
10. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

This improved property is known as: 4487 Post Place, #58, Nashville, TN 37205.

WITNESS OUR HANDS this 2nd day of April, 2013, in Franklin, Tennessee.

DEBORAH C. CASSETTY

FRED CASSETTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Deborah C. Cassetty and Fred Cassetty, 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 Nashville, Tennessee, this 2nd day of April, 2013.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

My Commission Expires: 7/6/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $223,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 2nd day of April, 2013, in Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires:

KARLA FORD MCCLAIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015