Davidson County DEEDWARR
Recvd: 05/13/13 13:39 3 pgs
Fees:17.00 Taxes:0.00
20130513-0048094

# WARRANTY DEED

| Address New Owner as Follows: | Send tax bills to: | Map-Parcel Number: |
|---|---|---|
| Anne O. Edmunds | Anne O. Edmunds Revocable Living Trust dated April 18, 2013 | 103-15-B-106 |
| (Name) | (Name) | |
| 7707 Gannon Avenue | 7707 Gannon Avenue | |
| (Address) | (Address) | |
| University City, MO 63130 | University City, MO 63130 | |
| (City) (State) (Zip) | (City) (State) (Zip) | |

THIS INDENTURE is made on this 18th day of April, 2013, by and between Anne O. Edmunds, an individual, residing at 7707 Gannon Avenue, University City, Missouri 63130, as Grantor, and Anne O. Edmunds, as Trustee of the Anne O. Edmunds Revocable Living Trust Dated April 18, 2013, of St. Louis County, in the State of Missouri, as Grantee. (Mailing address of Grantee is 7707 Gannon Avenue, University City, Missouri 63130).

WITNESSETH, That Grantor, in consideration of the sum of ONE DOLLAR ($1.00), to them paid by Grantee (receipt of which is hereby acknowledged), does by these presents, GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto Grantee and its heirs and assigns, the following described lots, tracts and parcels of land lying, being and situate in the County of Davidson, State of Tennessee, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 106 of Lion's Head Condominium, 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, 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 Anne O. Edmunds by deed from Sylvain Le Coguic and Judy V. Kerr, as joint tenants with rights of survivorship, of record in Book 11680, page 952, Register's Office for Davidson County, Tennessee.

Property known as: 4487 Post Place Unit 106, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto its heirs and assigns forever; Grantor hereby covenants that she is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that she has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by her or those under whom she claims; and that she will warrant and defend the title of the said premises unto Grantee and unto its heirs, successors and assigns forever, against the lawful claims and demands of all persons whomsoever, except as set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set her hand the day and year above first written.

Anne O. Edmunds

STATE OF Missouri )
) ss.
COUNTY OF St. Louis )

On this 18th day of April, 2013, before me, the undersigned, a Notary Public within and for said County and State, personally appeared Anne O. Edmunds, an individual, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Clayton, Missouri, the day and year last above written.

Notary Public in and for Said County and State

John B. Penberthy
(Print Notary's name)

My Commission Expires:

JOHN B. PENBERTHY
Commission #12530177
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Sept. 8, 2016

# True Copy Certification

I, Kim Haegele, 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.

Kim Haegele
Signature

State of Missouri

County of St Louis

Personally appeared before me, [Name of Notary] Marilyn Gumpert, a notary public for this county and state, [name of person making certification] Kim Haegele who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marilyn Zeman Gumpert
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

MARILYN ZEMAN GUMPERT
Commission #13494621
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: February 18, 2017