WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130074136 DEEDWARR
Recvd: 08/27/13 14:07 5 pgs
Fees:28.00 Taxes:703.00
20130827-0090438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Karlosky	New Owner	103050B01600CO
(NAME)	(NAME)	
4487 Post Place #16		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael Beziat, Matthew Field, Robert D. Rickman, Jr. and Bess Rickman, Sole Devisees under the Last Will and Testament of Janet Rickman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Karlosky,III and Charles Karlosky, Jr.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit 16, on the plan of Lion's Head, of record in Plat Book 5200, Page 82, Register's Office for said County, and being further established by the Master Deed of record in Book 5340, Page 70 as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

The said Janet Rickman died testate on 03/19/2013 devising subject property to Michael Beziat, Matthew Field, Robert D. Rickman Jr. and Bess Rickman as tenants in common as evidenced by the Last Will and Testament of Janet Rickman filed in Docket 13P717, in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee

Being the same property conveyed to Janet Rickman, a single person by Deed from Wayne Robert Halper and spouse, Patricia Halper, dated 03/06/1992 and filed for record on 03/11/1992 in Book 8571, Page 910, Register's Office for Davidson County, Tennessee.

The said Janet Rickman died testate on 03/19/2013 devising subject property to Michael Beziat, Matthew Field, Robert D. Rickman Jr. and Bess Rickman as tenants in common as evidenced by the Last Will and Testament of Janet Rickman filed in Docket 13P717, in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4487 Post Place #16, Nashville, TN 37205**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 23rd day of August, 2013.

Matthew Field

STATE OF New York
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Field, 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 in his capacity as Devisee for the purposes therein contained.

Witness my hand and official seal at Newburgh, New York this 23 DAY OF AUGUST, 2013.

Commission expires: Dec 21, 2013

Notary Public

EMILY A. ZAFAR
Notary Public, State of New York
No. 01ZA6215050
Qualified in Orange County
Commission Expires December 21, 2013

Witness my hand this 23rd day of August, 2013.

x _____
Robert D. Rickman, Jr.

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 Robert D. Rickman, 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 in his capacity as Devisee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd DAY OF AUGUST, 2013.

Commission expires: 11/4/13

_____
Notary Public

DIANNE MENDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 11/4/13

Witness my hand this 23rd day of August, 2013.

x Bess Rickman
Bess Rickman

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 Bess Rickman, 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 in his capacity as Devisee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd DAY OF AUGUST, 2013.

Commission expires: 11/4/13

Dianne Nuñez
Notary Public

DIANNE NUÑEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 11/4/13

Witness my hand this 23rd day of August, 2013.

X Michael Beziat
Michael Beziat

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 Michael Beziat, 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 in his capacity as Devisee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd DAY OF AUGUST, 2013.

Commission expires: 11/4/13

Dianne Nuñez
Notary Public

DIANNE NUNEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 11/4/13