THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2013. Notary Public MY COMMISSION EXPIRES: 5-17-15 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 **RETURN TO** Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File # 01288-17327	

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Geoffrey L. Stewart	New Owner	MAP
4487 Post Place # 53		PARCEL 103-15-0B-053.00CO
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, **Balabhadra Bruce Costain and wife, Barbara Ann Costain**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geoffrey L. Stewart and Debra L. Stewart, husband and wife**

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 Unit No. 53 as shown on the plan of Lions Head of record in Plat Book 5200, page 82, Registers office for Davidson County, Tennessee, and being further established by the Master Deed of record in Book 5340, page 70, as amended in Book 5342, page 683, Registers office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in 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 by Bylaws of the Association of Owners.

Being the same property conveyed to Balabhadra Bruce Costain and wife, Barbara Ann Costain by deed from William S. Jones and wife, Linda D. Jones of record at Instrument No. 20060816-0101007, Register's Office for Davidson County, Tennessee, dated August 10, 2006 and recorded on August 16, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4487 Post Place # 53, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20130085148 DEEDWARR
Recvd: 10/02/13 12:31 2 pgs
Fees:13.00 Taxes:758.50

20131002-0103463

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 our hand(s) this the 27th day of September, 2013.

Balabhadra Bruce Costain

Barbara Ann Costain

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 **Balabhadra Bruce Costain** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of September, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **Barbara Ann Costain** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of September, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE