File #G-25593-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107124 DEEDWARR
Recvd: 12/26/13 15:03 2 pgs
Fees:13.00 Taxes:556.85
20131226-0130059

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,500.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey T. Dundon **Mary C. Dundon**	**Pinnacle Bank**	**Map 103-15-0-B Parcel 037-00CO**
4487 Post Place #37	**150 3rd Ave S, Ste 900**	
Nashville, TN 37205	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rodney Scott Adkins, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey T. Dundon, unmarried, as to an undivided 50% interest, and Mary C. Dundon, unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. 37 of the Lion's Head Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Lion's Head Condominiums, of record in Book 5340, Page 70, and as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5340, Page 121, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Lion's Head Condominium Apartments, of record in Book 5200, Page 82, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Rodney Scott Adkins, a single man, by Deed from John F. Kania, unmarried, of record in Instrument No. 20091231-0118715, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 5200, Page 82, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of Lion's Head Condominium Apartments, of record in Book 5340, Page 70, and as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.

3) By-Laws of Lion's Head Homeowners' Association, Inc., of record in Book 5340, Page 121, Register's Office for Davidson County, Tennessee.

4) All matters shown on the Plan of record in Book 4675, Page 134, Register's Office for Davidson County, Tennessee.

5) Sanitary Sewer and/or Storm Drainage Easements of record in Book 6909, Page 212, and in Book 7196, Page 827, Register's Office for Davidson County, Tennessee.

7) Sewer Line Easements of record in Book 3224, Page 527, and in Book 3376, Page 102, Register's Office for Davidson County, Tennessee.

8) Right-of-Way Agreement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, of record in Book 3969, Page 788, Register's Office for Davidson County, Tennessee.

9) Overhead Line Easement of record in Book 4995, Page 32, Register's Office for Davidson County, Tennessee.

10) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board, of record in Book 4889, Page 140, Register's Office for Davidson County, Tennessee.

11) Agreement for Grant of Easement for Conservation Greenway, of record in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee.

12) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, Register's Office for Davidson County, Tennessee. and;

13) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **4487 Post Place #37, Nashville, TN 37205**

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 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/our hand(s) this **18th** day of **December, 2013.**

Rodney Scott Adkins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Rodney Scott Adkins,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **18th** day of **December, 2013.**

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9.19.16