WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2014. Notary Public MY COMMISSION EXPIRES: 5-2014 (AFFIX SEAL)
B-FSBO-14-4487-48	

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen L. Force	**New owner**	
(NAME) **4487 Post Place, #48**	(NAME)	**103-15-B-48.00 CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM H. FREEMAN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHEN L. FORCE, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 48, LION'S HEAD CONDOMINIUM, as shown on plat of record in Plat Book 5200, Page 82, as established under Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William H. Freeman, unmarried by Warranty Deed from Ann Tipton Green and Eugene Tipton and Minalyn Tipton Goldsborough, recorded on the 2nd day of June, 2003 in Instrument No. 20030602-0074905, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LION'S HEAD CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 82, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Conservation Greenway recorded at Instrument No. 20040728-0090473.
- Charter of Lion's Head Homeowners' Association, recorded in Book 5342, Page 2.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LION'S HEAD CONDOMINIUM APARTMENTS of record in Book 5340, Page 70, corrected in Book 5342, Page 683; also subject to easements, rights and interests 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.
- Easement for Sewer and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.
- Easement to Comcast recorded at Instrument No. 20120521-0043889.
- Sewer Line Easements recorded in Book 3224, Page 527 and Book 3376, Page 102.
- Easement for Pipeline recorded in Book 3969, Page 788.
- Easement for Overhead Line recorded in Book 4995, Page 32.
- Easement to Electric Power Board recorded in Book 4889, Page 140.
- Plan of David M. Carney Development recorded in Book 4675, Page 134.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4487 Post Place, #48, Nashville, Tennessee 37205**.

BILL GARRETT, Davidson County
Trans:T20140023625 DEEDWARR
Recvd: 04/08/14 09:55 2 pgs
Fees:13.00 Taxes:551.30
20140408-0029211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF APRIL, 2014.

William H. Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. FREEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of April, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212