BILL GARRETT, Davidson County
Trans:T20140041630 DEEDWARR
Recvd: 06/12/14 14:32 3 pgs
Fees:18.00 Taxes:836.20

20140612-0051455

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $226,000.00. Affiant Subscribed and sworn to before me, this 12 day of June, 2014. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016

Address New Owner As Follows: Mark Harrington Westlake Margaret Westlake 4487 Post Place # 7 Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 103-15-0B-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tonya M. Simmons, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Harrington Westlake and Margaret Westlake, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 7, on the Horizontal Property Regime for Lion's Head Condominium, as recorded in the Master Deed of record in Book 5340, page 70, as corrected in Book 5342, page 683, and as shown on plat of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Tonya M. Simmons, by deed from James A. Stein, married, dated October 13, 2006 for a consideration of $249,000.00,of record in Instrument No. 20061016-0128238, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, page 82, and Boundary Plan of David M. Carney Development of record in Book 4675, page 134, said Register's Office.

3. 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 Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Lion's Head Condominium, of record in Book 5340, page 70, corrected in Book 5342, page 683, and as shown on plat of record in Book 5200, page 82, Register's Office for said County.

4. Sewer Line Easement of record in Book 3224, page 527 and Book 3376, page 102 , said Register's Office.

5. Easement to construct and maintain pipe line for natural gas of record in Book 3969, page 788, said Register's Office.

6. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, page 140 and Book 4995, page 32, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office.

8. Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office.

9. A 20 foot sewer easement across the southeasterly portion of premises and across the northeasterly portion of premises, a 20 foot gas line easement (said easement extends across the center portion of the subject property and has a varied width at its northeasterly extremity), Richland Creek (the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Richland Creek extending through the subject property without pollution).

10. A Nashville Electric Service Easement along the northeasterly line of premises, and an owner's certificate, as depicted on the survey made by James L. Murphy, Jr. and Co., dated June 5, 1974, as shown on survey made by E. Ralph Robertson, Jr., May 5, 1976, and as appears on the Plan of the David M. Carney Development of record in Book 4675, page 134, said Register's Office.

This is improved property known as: **4487 Post Place # 7, 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, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise

herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12 day of June, 2014.

Tonya M. Simmons

Tonya M. Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tonya M. Simmons, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of June, 2014

(Seal)

Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016