THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081592** BILL GARRETT, Davidson County Trans:T20140058460 DEEDWARR Recvd: 08/11/14 09:08 2 pgs Fees:13.00 Taxes:555.00 20140811-0071930	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2014. Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Steve B. Bartlett and Mary Lee Bartlett 5333 Heatherwood Dr Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-15B-44.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cecelia Frances Lovvorn now known as Cecelia Casey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steve B. Bartlett and Mary Lee Bartlett, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 44, 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, 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 by Quitclaim Deed from Janice Lovvorn to Cecelia Frances Lovvorn, unmarried as recorded on the 11th day of February, 2009 in Instrument No. 20090211-0012043 and Warranty Deed from Milina F. Cramb, individually and Executrix of The Estate of Clayton Vance Cramb and Frances A. Cramb to Cecelia Frances Lovvorn and Janice Lovvorn, joint tenants, with right-of-survivorship as recorded on the 18th day of November, 2003 in Instrument No. 20031118-0167973, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 PLAN OF LION'S HEAD CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 82 and Plat Book 4675, Page 134.

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 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 Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.

Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473.

Easement for Sewer Line, recorded in Book 3224, Page 527.

Easement for Overhead Line, recorded in Book 4995, Page 32.

Easement recorded in Book 3376, Page 102 and Book 4889, Page 140.

Right of Way Agreement as set forth in instrument recorded in Book 3969, Page 788.

Easement to Comcast recorded at Instrument No. 20120521-0043889.

This is improved property located at 4487 Post Pl #44 Nashville TN 37205.

Christian English Casey, husband of Cecelia Casey, joins in this instrument to convey any and all interest, marital or otherwise in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2014.

Cecelia Casey by Jennie Garth Lowe, her attorney-in-fact

Cecelia Casey by Jennie Garth Lowe, her attorney-in-fact

Christian English Casey by Jennie Garth Lowe his attorney in fact

Christian English Casey by Jennie Garth Lowe, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennie Garth Lowe,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Cecelia Casey and Christian English Casey,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014