WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074455 DEEDWARR
Recvd: 10/02/14 15:38 2 pgs
Fees:13.00 Taxes:706.70

20141002-0091315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Cedonia Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/22/17

(AFFIX SEAL)

LISA RIPLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Three Beans Properties	First Freedom Bank	103150B09700CO
(NAME)	(NAME)	
4487 Post Place, Unit 97	1620 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cynthia Manier Barbour, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Three Beans Properties, 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. 97 of Lion's Head Condominium, 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 and By Laws, of record in Book 5340, Page 70, and as amended in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 82, said Register's Office.

Being the same property conveyed by Warranty Deed from John Lane Denson, IV, Scott Thomas Denson, Ann Milstead, and Robin Denson, Devisee under Will of Tommye Denson to Virginia H. Manier, unmarried as recorded on the 19th day of March, 2001 in Instrument No. 20010319-0026111 and Quitclaim Deed from Helen Manier Bryan, Executrix to Cynthia Manier Barbour as recorded on the 16th day of June, 2014 in Instrument No. 20140616-0052121, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4487 Post Place, Unit 97, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of September, 2014.

Cynthia Manier Barbour

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cynthia Manier Barbour**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-6-17

Notary Public,

