File BOX 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102083**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 29th day of October, 2014. Notary Public My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans:T20140081928 DEEDWARR
Recvd: 10/30/14 14:25 2 pgs
Fees:13.00 Taxes:647.50
20141030-0100242

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bret Mettler and Kelly Mettler 712 Crescent Road Nashville, TN 37205	Bret Mettler and Kelly Mettler 712 Crescent Road Nashville, TN 37205	Tax Parcel ID No. 103150B02600CO

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, **John A. Hennessey Jr., a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bret Mettler and Kelly Mettler, 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 26, 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, as 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 John A. Hennessey, Jr., a single man by Warranty Deed from Marguerite W. Hazen, recorded on the 30th day of September, 2005 in Instrument No. 20050930-0117989, in the Register's Office of Davidson County, Tennessee. John A. Hennessey, Jr. having since married. Grantor certifies that the property being herein conveyed has never been the residence of his spouse.

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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

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 and Plat Book 4675, Page 134, 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).

Terms and provisions of by-Laws of Lion's Head Homeowners' Association recorded in Book 5340, Page 121.

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, as 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.

This is improved property located at 4487 Post Place, Nashville TN 37205.

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, their 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 29th day of October, 2014.

John A. Hennessey Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John A. Hennessey Jr., a married man, 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 29th day of October, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018