THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14122644** BILL GARRETT, Davidson County Trans:T20150009108 DEEDWARR Recvd: 02/05/15 09:34 2 pgs Fees:13.00 Taxes:906.50 20150205-0010842	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2015. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Charles D Nord and Laurie F Nord 4487 Post Place Unit #2 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-15-0B-002.00-CO

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, **Myrtis H. Todd, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles D Nord and Laurie F Nord, 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 a certain condominium apartment in Davidson County, being Unit No. 2 in a Horizontal Property regime which is located on the Plan of Lion's Head Condominium Apartments of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Myrtis H. Todd by Quitclaim deed from Laura L. Todd of record in Instrument No. 20090417-0035030 Register's Office for Davidson County, Tennessee, dated April 14, 2009 and recorded on April 17, 2009.

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.

Property taxes for 2015, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 establishing a Horizontal Property Regime of Lions Head Condominium Apartments of record in Book 5340, Page 70, corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.

By-Laws appended to Master Deed of record in Book 5340, Page 121, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212 and Book 7169, Page 827, in the Register's Office for Davidson County, Tennessee.

Easement for Sewer line purposes of record in Book 3224, Page 527 and Book 3376, Page 102, in the Register's Office for Davidson County, Tennessee.

Easement to construct and maintain a pipe line for natural gas granted Nashville Gas Co. of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.

Overhead line easement granted Metro Government of record in Book 4995, Page 32 and Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 4675, Page 134, in the Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement of record in Instrument Number 20040728-0090473, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20120521-0043889, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4487 Post Place Unit #2 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, thier 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 30th day of January, 2015.

Myrtis H. Todd

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Myrtis H. Todd, 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 30th day of January, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018