BILL GARRETT, Davidson County
Trans:T20150021847 DEEDWARR
Recvd: 03/25/15 14:06 2 pgs
Fees:13.00 Taxes:695.23
20150325-0025725

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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 $187,900.00. Affiant Subscribed and sworn to before me, this 24 day of March, 2015. Notary Public My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Megan Crawford 4487 Post Place Unit #77 Nashville, TN 37205	New Owner	103150B07700CO

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROY G. BOWEN, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MEGAN J CRAWFORD, unmarried,** hereinafter called the Grantee, her 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. 77 on the Plan of Lion's Head Condominium Apartments of record in Book 5200, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Lion's Head Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 5340, Page 70, as amended in Book 5342, Page 683, said Register's Office of said County.

Being the same property conveyed to Roy G. Bowen, Jr., unmarried, by deed dated January 11, 2012, from Shaun Donovan, The Secretary of Housing and Urban Development, of record in Instrument No. 20120113-0003506, 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. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein 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 Condominiums, of record in Book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

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

4. Right-of-Way Agreement of record in Book 3969, Page 788, said Register's Office.

5. Easement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, Page 140, said Register's Office.

6. Overhead Line Easement of record in Book 4995, Page 32, said Register's Office.

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

8. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, said Register's Office.

9. Easement for sewer line of record in Book 3224, Page 527, and in Book 3376, Page 102, said Register's Office.

10. Subject to First Right of Refusal as set forth in the Master Deed For Lion's Head Condominium of record in Book 5340, Page 70, said Register's Office.

11. Easement for the flow of the waters of Richland Creek and the rights of the public therein.

12. Rights of upper and lower riparian owners to the flow of the water of Richland Creek, free from diminution or pollution.

13. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Richland Creek.

14. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4487 Post Place Unit #77, 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 Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of March, 2015.

Roy G. Bowen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 23rd day of March, 2015

(Seal) CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

Notary Public

My Commission Expires: 6-21-16

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