WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023407 DEEDWARR
Recvd: 03/31/15 10:25 2 pgs
Fees:13.00 Taxes:691.90
20150331-0027629

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

JEFFREY M. GRAY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 18, 2016

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martin Donner	Same as New Owner	Map 103-15-B Parcel 151-00co
4487 Post Place #151		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mac E. Robinson, Jr. and Susan L. Robinson, Heirs at Law of Margaret B. Robinson and Mac E. Robinson, Jr. and Susan L. Robinson, Devisees under the Last Will and Testament of Mac E. Robinson, Sr., and Mac E. Robinson, Jr., as Personal Representative of the Last Will and Testament of Mac E. Robinson, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Donner, a single man

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. 151, on the Plan of Lions Head Condominiums, of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Margaret B. Robinson, a married woman, by Deed dated December 13, 1998 from William F. Blauguss, III and wife, Sarah A. Fairbanks, of record in Book 11221, Page 200, Register's Office for Davidson County, Tennessee. The said Margaret B. Robinson died December 19, 2011 intestate. Mac E. Robinson, Sr., Mac E. Robinson, Jr. and Susan L. Robinson were determined to be the sole heirs-at-law by Affidavits of Heirship, of record in Instrument No. 20150331-0027627 **and Instrument No.** 20150331-0027628 **said Register's Office. Mac E. Robinson, Sr. died September 11, 2014. The Last Will and Testament of Mac E. Robinson, Sr., recorded in Docket No. 14P1631, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the 1/3 interest of Mac E. Robinson, Sr. in subject property to Mac E. Robinson, Jr. and Susan L. Robinson.**

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5200, Page 82, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of Lion's Head Condominium Apartments, of record in Book 5340, Page 70, and as amended in Book 5342, Page 683, Register's Office for Davidson County, Tennessee. (3) Sanitary Sewer and/or Storm Drainage Easements of record in Book 6909, Page 212, and in Book 7196, Page 827, Register's Office for Davidson County, Tennessee. (4) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20080728-0090473, said Register's Office. (5) Charter of Lion's Head Homeowners' Association, Inc., of record in Book 5342, Page 2, Register's Office for Davidson County, Tennessee. (6) Sewer Line purposes granted to K.C. Club, Inc. of record in Book 3224, Page 527, and in Book 3376, Page 102, Register's Office for Davidson County, Tennessee. (7) Easement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, of record in Book 3969, Page 788, Register's Office for Davidson County, Tennessee. (8) Master Deed of Lion's Head Condominiums, of record in Book 5340, Page 70, and as amended in Book 5342, Page 683, said Register's Office. (9) By-Laws of Lion's Head Homeowners' Association, Inc., of record in Book 5340, Page 121, Register's Office for Davidson County, Tennessee. (10) Overhead line easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said government, of record in Book 4889, Page 140, and in Book 4995, Page 32, Register's Office for Davidson County, Tennessee. (11) Grant of Easement by and between Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, Register's Office for Davidson County, Tennessee. (12) Charter for Apex Investments, LLC, of record in Instrument No. 20080618-0062597, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as **4487 Post Place #151, 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 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/our hand(s) this 27th day of **March, 2015.**

Mac E. Robinson, Jr., Heir at Law of Margaret B. Robinson

Susan L. Robinson, Heir at Law of Margaret B. Robinson

Mac E. Robinson, Jr., Devisee under the Last Will and Testament of Mac E. Robinson, Sr.

Susan L. Robinson, Devisee under the Last Will and Testament of Mac E. Robinson, Sr.

Mac E. Robinson, Jr., Personal Representative under the Last Will and Testament of Mac E. Robinson, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mac E. Robinson, Jr. and Susan L. Robinson, Heirs at Law of Margaret B. Robinson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **March, 2015.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mac E. Robinson, Jr. and Susan L. Robinson, Devisees under the Last Will and Testament of Mac E. Robinson, Sr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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