BILL GARRETT, Davidson County
Trans:T20150056706 DEEDWARR
Recvd: 07/13/15 15:51 3 pgs
Fees:17.00 Taxes:0.00
20150713-0068161

Prepared by and return to:
ROBERT D. MALIN, Esq.
Wyatt, Tarrant & Combs, LLP
1715 Aaron Brenner Drive, Ste. 800
Memphis, TN 38120-4367
(901) 537-1000

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged **Kendall Matthew Lynch and wife, Nancy Carole Lynch,** hereinafter referred to collectively as Grantors, have bargained, sold, conveyed and by these presents do transfer, sell and convey unto **Nancy Carole Lynch,** hereinafter referred to as Grantee, and Grantee's successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Being Unit No. 29 of LIONS HEAD CONDOMINIUM APARTMENTS, a horizontal property regime established by Master Deed of record in Book 5340 at page 70, and subsequently amended in Book 5342 at page 683, the Plat of which is of record in Plat Book 5200 at page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This being the same property conveyed to Grantor by deed of record in Book 6403, Page 123, Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2015 and subsequent years, and the easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Lions Head Condominium Apartments, as contained in the Master Deed, and the By-Laws of Lions Head Homeowners Associations appended thereto, recorded in Book 5340 at page 70, Register's office of Davidson County, Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantors do

further covenant and bind Grantors and Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

The Grantors state that the purpose of this deed is to transfer the entire right, title and interest of Grantors in and to said real property to Grantee, individually, terminating the tenancy by the entirety previously existing between them, for estate planning purposes. No actual monetary consideration is given and this transfer is exempt from transfer tax under Tenn. Code Ann. §67-4-409(a)(3)(A).

[SIGNATURES ON THE PAGE WHICH FOLLOWS]

WITNESS the Grantors' hands this 22nd day of June, 2015.

GRANTORS:

KENDALL MATTHEW LYNCH

NANCY CAROLE LYNCH

STATE OF TENNESSEE

COUNTY OF Williamson

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **KENDALL MATTHEW LYNCH and NANCY CAROLE LYNCH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand this 22 day of June, 2015.

(SEAL) KIMBERLY A. HUGGINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

New Owner Name and Address: NANCY CAROLE LYNCH 4486 Post Place #29 Nashville, Tennessee 37205 Mail Tax Notice to: NANCY CAROLE LYNCH 4486 Post Place #29 Nashville, Tennessee 37205	**This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(3)(A). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5).** Property Address: 4486 Post Place #29 Nashville, Tennessee 37205 Map No.: 105-15-B Parcel No.: 29 61352518.1