Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 15095361

BILL GARRETT, Davidson County
Trans:T20150097610 DEEDWARR
Recvd: 11/17/15 10:16 2 pgs
Fees:13.00 Taxes:777.00
20151117-0116451

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of November, 2015.

Notary Public
My Commission Expires: _____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pamela Kim Coss 4487 Post Place #82 Nashville TN 37205-1624	New Owner	Tax Parcel ID No. 103-15-0B-082.00-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, **Charles D. Nord and Wife Laurie Ford Nord.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Kim Coss, unmarried woman**, ("Grantee"), her 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 No. 82 in the horizontal property regime with a lot on the plat of Lion's Head Condominium apartment of record, recorded in Book 5200, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles D. Nord and wife, Laurie Ford Nord by Quitclaim deed from Charles D. Nord of record in Instrument No. 20011211-0136803 Register's Office for Davidson County, Tennessee, dated November 30, 2001 and recorded on December 11, 2001. And being same property conveyed to Charles D. Nord by Deed from Jack R. Palmer and wife C. Christine Palmer of record in Book 6828, Page 280, Register's office for Davidson County, Tennessee.

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.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 82 and Plat Book 4675, Page 134, Register's Office for Davidson County, Tennessee.

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, as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.
Charter of record in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee.
By-Laws of Lions Head Condominium Apartments appended to Master Deed of record in Book 5340, Page 121, in the Register's Office for Davidson County, Tennessee.
Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee.

Easement to construct and maintain a pipe line for natural gas granted to Nashville Gas Co., of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.
Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4995, Page 32 and Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee.
Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20150831-0087898, in the Register's Office for Davidson County, Tennessee.
Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20040716-0085277 , in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Easement to Piedmont Natural Gas Company, Inc. of record in Instrument Number 20150831-0087898, in the Register's Office for DavidsonCounty, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4487 Post Place #82 Nashville TN 37205-1624

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, its 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 13th day of November, 2015.

Charles D. Nord

Laurie Ford Nord

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles D. Nord and Laurie Ford Nord, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2015.

Notary Public
My Commission Expires: _____

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