WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150106206 DEEDWARR
Recvd: 12/16/15 10:50 2 pgs
Fees:13.00 Taxes:647.50

20151216-0126451

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 5, 2016

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark R. Nixon	SAME	103150B08900
(NAME)	(NAME)	
4487 Post Place, Unit 89		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **J. Shannon Osborne, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mark R. Nixon, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit 89, Lion's Head Condominium, as shown on Plat of record in Plat Book 5200, Page 82, and as established under Master Deed of Record in Book 5340, Page 70, corrected in Book 5342, Page 683, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to J. Shannon Osborne, an unmarried woman by Warranty Deed dated 08/26/2008 from Eileen S. Hernandez F/K/A Eileen P. Sullivan of record in Instrument 20080829-0089051, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Book 5200, Page 82, (2) Master Deed of record in Book 5340, Page 70 and in Book 5342, Page 683, (3) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 6909, Page 212, and in Book 7196, Page 827, (4) Agreement for Grant of Easement for Conservation Greenway Easement of record in Instrument 200407280090473, and (5) Charter of Lions Head Homeowners Association of record in Book 5342, Page 2, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4487 Post Place, Unit 89, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-29132
SMG TN Warranty Deed

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 15th day of December, 2015.

J. Shannon Osborne

State of Tennessee
County of Davidson

Personally appeared before me J. Shannon Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2015.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129