WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$231,000.00.** Affiant Subscribed and sworn to before me, this the 11th day of January, 2016. Notary Public My commission expires: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160003493 DEEDWARR
Recvd: 01/14/16 08:44 2 pgs
Fees:13.00 Taxes:854.70
20160114-0003831

DANITA RAGLAND
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nancy Hardaway	**New Owner**	**103150B05900**
4487 Post Place, Unit 59		
Nashville, TN 37205		

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

Joan Sasaki Kane and Laurie Nan Sasaki, as Devisees

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

Nancy Hardaway

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, known as Unit No. 59 of the Lion's Head Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Lion's Head Condominiums, of record in Book 5340, Page 70, and as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5340, Page 121, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Lion's Head Condominium Apartments, of record in Book 5200, Page 82, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Machiko M. Catlin by deed from Edward T. Steele and wife, Carol G. Steele, of record as Instrument No. 20070706-0081038, Register's Office for Davidson County, Tennessee. The said Machiko M. Catlin having since died on or July 12, 2012. The Last Will and Testament of Machiko M. Catlin was filed with the Davidson County Probate Court's Office, Docket No. 15R1305, and recorded in the Davidson County Register of Deeds Office of record as Instrument No. 20150817-0082239. A copy of the Order Admitting Last Will and Testment to Probate As Muniment of Title is recorded in Instrument No. 20150817-0082238, in Register's Office for Davidson County, Tennessee. Said Will devised the property to her children, Joan Sasaki Kane and Laurie Nan Sasaki.

AND FURTHER, being the same property conveyed to Joan Sasaki Kane and Laurie Nan Sasaki, as Devisees by Executor's Quitclaim Deed dated September 16, 2015, from The Estate of Machiko Margaret Catlin, the executor, of record in Instrument No. 20150921-0095322, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Laurie Nan Sasaki l pursuant to a Power of Attorney executed by her on the 14th day of January, 2016, of record in Instrument No. 20160114-0003830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) All matters shown on the Plan of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee;

2) 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;

3) The Premises herein insured is a condominium apartment established pursuant to all the provision of the Tennessee Horizontal Property Act as the same is set out in Section 62 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 and hereafter established over through or upon the land embracing the regime and building thereon and also including without limitations all conditions covenants

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 is corrected in Bok 5342, Page 683, Register's Office for Davidson County, Tennessee;

4) By Laws of Lion's Head Homeowners Association Inc., of record in Book 5340, Page 121, Register's Office for Davidson County, Tennessee;

5) All matters shown on the Plan of record in Book 4675, Page 134, Register's Office for Davidson County, Tennessee;

6) 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;

7) Charter of Lion's Head Homeowners Association Inc. of record in Book 5342, Page 2, Register's Office for Davidson County, Tennessee;

8) Sewer Line Easements of record in Book 3224, Page 527 and in Book 3376, Page 102, Register's Office for Davidson County, Tennessee;

9) Right of Way Agreement to construct and maintain a pipeline for natural gas granted Nashville Gas Company of record in Book 3969, Page 788, Register's Office for Davidson County, Tennessee;

10) Overhead Line Easement of record in Book 4995, Page 32, said Register's Office;

11) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of record in Book 4889, Page 140, said Register's Office;

12) Grant and Easement Transmission of record in Instrument No. 20150831-0087898, Register's Office for Davidson County, Tennessee;

13) Grant of easement of record in Instrument No. 20120521-0043889, Register's Office for Davidson County, Tennessee;

14) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee; and,

15) Taxes for 2016 which have been prorated and assumed paid by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X_) Unimproved (____) property, known as **4487 Post Place, Unit 59, 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 **11th** day of **January, 2016.**

Joan Sasaki Kane

Joan Sasaki Kane

Laurie Nan Sasaki

Laurie Nan Sasaki by Joan Sasaki Kane Attorney-in-Fact

by Joan Sasaki Kane ATTY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joan Sasaki Kane and Laurie Nan Sasaki,** 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 **11th** day of **January, 2016.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Joan Sasaki Kane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Laurie Nan Sasaki, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Laurie Nan Sasaki, for the purpose therein contained, by signing the name of Laurie Nan Sasaki, by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17