BILL GARRETT, Davidson County
Trans:T20160005553 DEEDWARR
Recvd: 01/21/16 09:41 2 pgs
Fees:13.00 Taxes:906.50

20160121-0006119

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2648394

Return to:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 245,000.00.

April D. Zilderman
Affiant

Subscribed and sworn to me, this the 11th day of January, 2016.

Notary Public

My commission expires:

JAYN. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner and mail tax bills to:	Parcel ID
4487 Post Place Unit 58 NASHVILLE, TN 37205	Jun Ma 4487 Post Place, Unit 58 Nashville, TN 37205	MAP 103 15 0 PARCEL 058.00 CO

THIS INDENTURE is made effective the 11th day of January, 20 16, by **Tricia E. Weaner, unmarried**, First Party, for the purpose of conveying the premises described herein to Jun Ma, unmarried, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 58, in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tricia E. Weaner, unmarried, by Warranty Deed from Deborah C. Cassetty (formerly known as Deborah Church Curry) and husband, Fred Cassetty, dated April 2, 2013 of record in Instrument No. 20130404-033332, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, but not limited to, Easement granted to Piedmont Natural Gas Company of record in Instrument No. 20150831-00878981; the Plan of record in Plat Book 5200, Page 82, which shows an Owner's Certificate, certain notes, easements and setback lines; Charter of Lion's Head Homeowner's Association, Inc. of record in Book 5342, Page 2; By-Laws for Lion's Head Homeowner's Association of record in Book 5340, Page 121; Master Deed and By-Laws of Lion's Head Condominium Apartments, of record in Book 5340, Page 70 and in Book 5342, Page 683; Sanitary Sewer and/or Storm Drainage Easements to Metropolitan Government of Nashville and Davidson County of record in Book 6909, Page 212 and in Book 7196, Page 827; Easement for Conservation Greenway of record in Instrument No. 20040728-0090473; Easement for Right of Way to Comcast of Nashville 1, LLC of record in

Instrument No. 20120521-0043889; and Limited Power of Attorney of record in Instrument No. 20130404-0033333, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Tricia E. Weaner

Tricia E. Weaner

STATE OF Tennessee)
COUNTY OF Wilson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Tricia E. Weaner,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 14 day of December, 2015

Stacy Butler

NOTARY PUBLIC

My Commission Expires:
9/25/18

STACY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 25, 2018

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.