Davidson County	DEEDWARR
Recvd: 04/27/16 08:34	3 pgs
Fees:18.00 Taxes:1129.98	
20160427-0040801	

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 25th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bridget Lisle	Ameris Bank	103-15-0B-146.00-CO
(NAME)	(NAME)	
4487 Post Place, Unit 146	1125 Ocean Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Justin Brown and Jessica Brown, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bridget Lisle, single woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 146 of Lion's Head Condominium, a Condominium Development, of record in Plat Book 5200, Page 82 in the Register's Office for Davidson County, Tennessee and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed in establishing Lion's Head Condominium of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Justin Brown, and Jessica Brown, husband and wife, by Warranty Deed from Amy D. Harris, an unmarried person, of record in Instrument No. 20150724-0073138 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 24, 2015; said property being previously conveyed to Amy D. Harris, an unmarried person, by Warranty Deed from Marvelyne Hood, unmarried, of record in Instrument No. 20121217-0116209, Register's Office for Davidson County, Tennessee, dated December 12, 2012 and recorded on December 17, 2012.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4487 Post Place, Unit 146, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 22nd day of April, 2016.

Justin Brown

Jessica Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of April, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin Brown and Jessica Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1.20.19

Notary Public, Angela Batson

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-21-19

Notary' Seal (if on paper)

