Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036336 DEEDWARR
Recvd: 05/03/16 08:38 2 pgs
Fees:13.00 Taxes:664.15
20160503-0043109

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$179,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2016.

Notary Public

My commission expires:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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
Shannon Justice	New Owner	**Map 103-15-0-B Parcel 096-00co**
4487 Post Place #96		
Nashville, TN 37215		

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

Susan L. Robinson, an unmarried woman

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

Shannon Justice , a 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:

Land in Davidson County, Tennessee, being Unit No. 96 on the Plan of Lion's Head Condominiums, of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan L. Robinson, an unmarried woman, by Deed dated November 24, 1999 from Kathryn V. Greene, an unmarried woman, of record in Book 11762, Page 202, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) 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. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 827, Register's Office for Davidson County, Tennessee. (3) Master Deed of Lion's Head Condominiums, of record in Book 5340, Page 70, and corrected in Book 5342, Page 683, said Register's Office. (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) Charter of Lion's Head Homeowners' Association, Inc. of record in Book 5342, Page 2, said Register's Office. (6) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office. (7) Easements for sewer line purposes of record in Book 3224, Page 527 and Book 3376, Page 102, said Register's Office. (8) Easement to construct and maintain a pipe line for natural gas of record in Book 3969, Page 788, said Register's Office. (9) Overhead Line Easement of record in Book 4995, Page 32, said Register's Office. (10) Easement granted Metropolitan Government of Nashville & Davidson County, Tennessee, acting by and through the Electric Power Board of record in Book 4889, Page 140, said Register's Office. (11) All matters shown on the Plan of record in Book 4675, Page 134, said Register's Office. (12) Party wall for use in common with owner(s) of attached and appurtenant improvements. (13) Grant of Easement by and between Comcast of Nashville I, LLC, and Lion's Head Homeowners' Association, of record in Instrument No. 20120521-0043889, said Register's Office. (14) Grant of Easement Transmission of record in Instrument No. 20150831-0087898, said Register's Office. (15) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4487 Post Place #96, Nashville, TN 37215**

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 **28th** day of **April, 2016.**

Susan L Robinson

Susan L. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Susan L. Robinson,** 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 **28th** day of **April, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017