WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

R-VRES-16-4487-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

BILL GARRETT, Davidson County
Trans:T20160078204 DEEDWARR
Recvd: 09/07/16 10:04 2 pgs
Fees:13.00 Taxes:1054.50
20160907-0093802

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Meinecke and Kasey Meinecke	New Owner	
(NAME) **4487 Post Place, #20**	(NAME)	**103-15-0B-020.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **DOROTHY BUNN ROTCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN MEINECKE AND KASEY MEINECKE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Husband & Wife

Land in Davidson County, Tennessee, being Unit No. 20 of Lions' Head Condominium Apartments, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 5340, page 70, as corrected in Book 5342, Page 683, as shown on the Plat of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy L. Bunn by Warranty deed from Edward F. Belbusti, an unmarried person and Teresa C. Belbusti, an unmarried person of record in Instrument No. 20041015-0124273 Register's Office for Davidson County, Tennessee, dated October 12, 2004 and recorded on October 15, 2004.

The said Dorothy L. Bunn having since married and now being known as Dorothy Bunn Rotch.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plat Book 5200, Page 82, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lions Head Condominium Apartments of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, Register' s Office for Davidson County, Tennessee.
- By-Laws of Lions Head Condominium Apartments appended to Master Deed of record in Book 5340, Page 121, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sewer Line purposes of record in Book 3224, Page 527 and Book 3376, Page 102, in the Register's Office for Davidson County, Tennessee.
- Easement to construct and maintain a pipe line for natural gas granted to Nashville Gas Co., of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4995, Page 32 and Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement Transmission of record in Instrument Number 20150831-0087898, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4487 Post Place, #20, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 the 31st DAY OF AUGUST, 2016.

Dorothy Bunn Rotch

Dorothy Bunn Rotch

Jamison Beckham Rotch, spouse of Dorothy Bunn Rotch, hereby joins in this conveyance and does transfer and convey any and all marital interest Jamison Beckham Rotch may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY BUNN ROTCH, the within named bargainor, 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, this the 31st of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMISON BECKHAM ROTCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212