THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33257-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~: Williamson (KM) The actual consideration or value, whichever is greater, for this transfer is: $264,900.00. Wanda Hiett Affiant Subscribed and sworn to before me this 14th day of October, 2016. Kim Murray Notary Public My Commission Expires: 3/25/18 KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Philip M. Starling, Cynthia M. Starling 4487 Post Place, Unit 132 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 15 0 B 132 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlos Sanz De Soto and wife, Julia Sanz De Soto,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margot L. Starling, an unmarried woman, and Philip M. Starling and Cynthia M. Starling, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4487 Post Place, Unit 132, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160094110 DEEDWARR
Recvd: 10/25/16 10:58 3 pgs
Fees:18.00 Taxes:980.13
20161025-0112677

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of October, 2016.

Carlos Sanz de Soto by
Julia T. Sanz de Soto Attorney in Fact

Carlos Sanz De Soto, by
Julia Sanz De Soto, his Attorney-in-fact

Julia T Sanz de Soto

Julia Sanz De Soto

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia Sanz De Soto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Carlos Sanz De Soto, and she is authorized by Carlos Sanz De Soto to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of October, 2016.

Notary Public
My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2016

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia Sanz De Soto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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Notary Public

My Commission Expires:

GERALD G. PATTERSON
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DAVIDSON COUNTY
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 132 on the Plan of Lion's Head Condominium, of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Carlos Sanz De Soto and wife, Julia T. Sanz De Soto, by deed dated March 31, 1989 from James Edward Underwood Jr., a single man also known as Ed Underwood of record in Book 7810, page 118. Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lion's Head Condominium, of record in Book 5340, page 70, corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Plan of record as Book 5200, page 82, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6909, page 212, and Book 7196, page 827, Register's Office for Davidson County, Tennessee
5. Easement for underground sewer line of record in Book 3324, page 527, and Book 3376, page 102, Register's Office for Davidson County, Tennessee.
6. Easement for right of way of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 4995, page 32, and Book 4889, page 140, Register's Office for Davidson County, Tennessee.
8. Agreement for Grant of Easement for Conservation Greenway recorded in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 4675, page 134, Register's Office for Davidson County, Tennessee.