ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO:
Glenn T. Gobbel	FARMINGTON MORTGAGE	103150b13100co
4487 Post Place, #131	2002 RICHARD JONES RD	
Nashville, TN 37205	SUITE 300A	

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.

NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael Hunter Sadler, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Glenn T. Gobbel, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 131 of Lion's Head Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70 as corrected in Book 5342, page 683 and shown on a plan of record in Plat book 5200, page 82, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and detailed description of said Unit.

Being the same property conveyed to Michael Hunter Sadler by Warranty Deed from Robert Algood Maddux and David Carlen Maddux, as Co-Executors under the Last Will and Testament of Margaret Alice Maddux, deceased, and individually, of record in Instrument Number 20011220-0140510, said Register's Office for Davidson County, Tennessee.

This is improved property known as 4487 Post Place, Unit No. 131, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2017 Davidson County taxes are not yet due and payable.
2. All matters shown on plat of record in Book 4675, page 134 and Book 5200, page 82, Register's Office for Davidson County, Tennessee.
3. Charter of Lions Head Condominium Homeowners Association in Book 5342, page 2, said Register's Office for Davidson County, Tennessee.
4. Master Deed of record in Book 5340, page 70 and Book 5342, page 683, said Register's Office for Davidson County, Tennessee.
5. Easement in Book 3376, page 102, Book 3969, page 788, Book 4889, page 140, Book 4995, page 32 and Book 6909, page 212, Book 7196, page 827, Instrument No. 20040728-0090473, Instrument No. 20120521-0043889 and Instrument No. 20150831-0087898, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160108256 DEEDWARR
Recvd: 12/08/16 15:54 2 pgs
Fees:13.00 Taxes:1019.35
20161208-0129225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $275,500.00.

Affiant

Subscribed and sworn to before me this 8th day of December, 2016.

Notary Public

Commission Expires: 7-3-17

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of December, 2016

Michael Hunter Sadler

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael Hunter Sadler with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of December, 2016.

ROBERT EUGENE LEE III
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires: _____

Notary Public