THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210783**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,500.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2017. Notary Public My Commission Expires: 2/9/2020

Ashley Ann Reiss State of Tennessee Notary Public Williamson County

Davidson County DEEDWARR
Recvd: 03/22/17 09:00 3 pgs
Fees:18.00 Taxes:986.05
20170322-0027765

WARRANTY DEED

Address New Owner: Chelsea Pearl Rahbar 4487 Post Place #43 Nashville TN 37205	Send Tax Bills To: Branch Banking & Trust Co. 223 West Nash Street Wilson, NC 27893	Tax Information: Tax Parcel ID No. 103-15-0B-043.00 CO

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, **Charles Lawrence Fenner, unmarried and Erin Malone Brooks, unmarried, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Chelsea Pearl Rahbar, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 43 on the Plan of Lion' s Head Condominium Apartments of record in Book 5200, Page 82, Register' s Office for said County, 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 CHARLES LAWRENCE FENNER, UNMARRIED and ERIN MALONE BROOKS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ANN G. BROOKS, UNMARRIED, of record in Instrument No. 20161005-0104996 , dated October 4, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 103-15-0B-043.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 5200, Page 82, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , Bylaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed For Lion's Head

Condominium of record in book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212, and in Book 7196, Page 827, said Register's Office.

Right-of-Way Agreement of record in Book 3969, Page 788, said Register's Office.

Easement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, Page 140, said Register's Office.

Overhead Line Easement of record in Book 4995, Page 32, said Register's Office. Agreement For Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, said Register's Office.

Transmission Line Easement of record in Instrument No. 20150831-0087898, said Register's Office.

Easement for sewer line of record in Book 3224, Page 527, and in Book 3376, Page 102, said Register's Office.

This is improved property located at 4487 Post Place #43, Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2017.

Charles Lawrence Fenner

Erin Malone Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Lawrence Fenner and Erin Malone Brooks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

