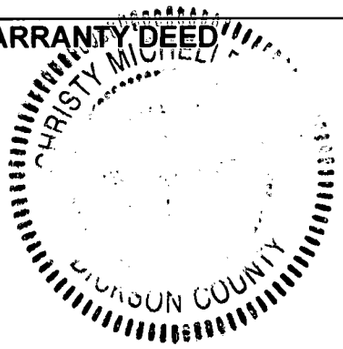
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Elaine Everameyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2017.

Christy Michele Jones
Notary Public

MY COMMISSION EXPIRES: 2/24/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward D. Russell	Edward D. Russell	103-15-0B-096.00-CO
(NAME)	(NAME)	
4487 Post Place, Unit 96	4487 Post Place, Unit 96	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Shannon Justice, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward D. Russell and wife, Tracy L. Schweitzer, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 96 of Lions Head Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lions Head Condominium Apartments of record in Book 5340, Page 70, as corrected in Book 5342, Page 683 and Plat recorded in Plat Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Susan L. Robinson, an unmarried woman by Warranty deed from Kathryn V. Greene, an unmarried woman of record in Book 11762, page 202, Register's Office for Davidson County, Tennessee, dated November 24, 1999 and recorded on November 30, 1999.

Being the same property conveyed to Shannon Justice, a single woman by Warranty deed from Susan L. Robinson, an unmarried woman of record in Instrument No. 20160503-0043109 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 03, 2016.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4487 Post Place, Unit 96, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20170028662 DEEDWARR
Recvd: 04/05/17 10:08 2 pgs
Fees:13.00 Taxes:832.50



20170405-0033263

Witness my hand this 4th day of April, 2017.

Shannon Justice

STATE OF TENNESSEE

COUNTY OF

On this 4th day of April, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shannon Justice**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-19

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public, Kimberly Hollingshead