PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170047863 DEEDWARR
Recvd: 06/06/17 09:39 2 pgs
Fees:13.00 Taxes:976.43
20170606-0056321

W & I Ref: (DM) Title No.: 58970
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alicia Stallings 4487 Post Place #27 Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 103150B02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$263,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam J. Liff, Trustee of the Adam J. Liff Living Trust, as to a one-half (1/2) undivided interest and The Daniel J. Liff Living Trust, as to a one-half (1/2) undivided interest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alicia Stallings** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 27 of Lion's Head Condominium Apartments, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 82, Register's Office for said County, to which source reference is hereby made for moer complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to The Liff Trust by Warranty Deed from Betty L. Carter, unmarried, dated April 17, 1995, recorded on April 18, 1995, of record in Book 9647, page 772, said Register's Office. A life estate interest in subject property was conveyed to Sarah F. Crutcher by Quitclaim of Life Estate Interest, dated April 19, 1995, recorded on April 24, 1995, of record in Book 9653, page 267, said Register's Office. By Quitclaim Deed dated March 28, 1997, recorded on April 7, 1997 of record in Book 10409, page 168, said Register's Office, subject property was conveyed to Daniel John Liff and Adam Liff, as equal tenants in common. The said Adam J. Liff conveyed his interest in subject property to Adam J. Liff, Trustee of the Adam J. Liff Living Trust by Quitclaim Deed dated January 4, 2005, recorded on January 6, 2005 of record in Instrument No. 20050106-0002229, corrected in Instrument No. 20160225-0017924, said register's Office. By Quitclaim Deed of Life Estate Interest dated February 19, 2016, recorded on February 25, 2016, of record in Instrument No. 20160225-0017925, said Register's Office, Sarah F. Crutcher conveyed her interest in subject property to Adam J. Liff, Trustee of The Adam J. Liff Living Trust, and his successors in Trust and Daniel J. Liff, Trustee of the Daniel J. Liff Living Trust and his successors in trust. The said Daniel J. Liff has since died. The Will of Daniel J. Liff of record in Docket No. 16P656, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and recorded in Instrument No. 20160428-0041559, said Register's Office, devised subject property to the Daniel J. Liff Living Trust. The said Daniel J. Liff appointed Adam J. Liff as Successor Trustee, of said Trust.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 82, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office. Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office. Easement for Comcast of Nashville of record in Instrument No. 20120521-0043889, said Register's Office. Grant of Easement Transmission to Piedmont Natural Gas Company of record in Instrument No. 20150831-0087898, said Register's Office. The provisions of the condominium Master Deed of record in Book 5340, page 70, Book 5342, page 683, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 4487 Post Place, # 27, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 20 17.

Trustee of the Adam J. Liff Living Trust

Adam J. Liff, Trustee of the Adam J. Liff Living Trust

Successor Trustee of the Daniel J. Liff Living Trust

Adam J. Liff, Successor Trustee of the Daniel J. Liff Living Trust

State of California

County of Santa Barbara

On this 1st day of June, 20 17, before me the undersigned authority, personally appeared Adam J. Liff, Trustee of the Adam J. Liff Living Trust and Adam J. Liff, Successor Trustee of the Daniel J. Liff Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Ashleigh Cresap
Notary

My Commission Expires: 07/10/2018

ASHLEIGH CRESAP
Commission # 2074079
Notary Public - California
Santa Barbara County
My Comm. Expires Jul 10, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $263,900.00.

Affiant

Sworn and subscribed before me this 1st day of June, 20 17.

Notary

My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018