Davidson County DEEDWARR
Recvd: 07/12/17 10:35 4 pgs
Fees:23.00 Taxes:814.00
**20170712-0070040**

# WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8-19

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason Finley | New Owner | |
| (NAME) | (NAME) | |
| 4487 Post Place, Unit 162 | | 103150B16200CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY REECE CAMPBELL AND BRIAN NIEDERHAUSER, CO-TRUSTEES OF THE TESTAMENTARY TRUST UNDER THE LAST WILL AND TESTATMENT OF MARY NIEDERHAUSER, DECEASED AND MARY REECE CAMPBELL, EXECUTOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON FINLEY**, 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:

**Being Unit No. 162 on the Plan of Lion's Head Condominium Apartments of record in 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 Apartments a horizontal property regime established by Master Deed and By-Laws of record in Book 5340 Page 70 corrected in Book 5342 Page 683 said Register's Office.**

**Being the same property conveyed to Mary Niederhauser an unmarried person by Warranty Deed from Deborah D. Shelton an unmarried person, recorded on the 8th day of April, 2011 in Instrument No. 20110408-0027499, in the Register's Office of Davidson County, Tennessee. Mary Niederhauser aka Mary Henley Niederhauser and Mary Elizabeth Henley Niederhauser died on February 12, 2017 leaving a Last Will and Testatment that was probated under No. 2017 PR 36, Chancery Court of Coffee County, Tennessee, Fourteenth Judicial District at Manchester. Under the aforesaid Will, Mary Reece Campbell was appointed to serve as Executor of the Estate under Article XII, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executor, as authorized by TCA 31-2-103. Mary Reece Campbell and Brian Niederhauser are appointed as the Co-Trustees of the Testamentary Trust created under the Will of Mary Elizabeth Henley Niederhauser and are the devisees of the property referenced herein, probated under No. 2017 PR 36, Chancery Court of Coffee County, Tennessee, Fourteenth Judicial District at Manchester.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4487 Post Place, Unit 162, 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.

Witness my hand this 10th day of July, 2017

BY: Mary Reece Campbell
MARY REECE CAMPBELL, CO-TRUSTEE

BY: Mary Reece Campbell
MARY REECE CAMPBELL, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mary Reece Campbell with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of Testamentary Trust and Executor of the Last Will and Testament, and who further acknowledged that she is authorized by said Testamentary Trust and Last Will and Testament to execute the within instrument as Co-Trustee of said Testamentary Trust and Executor of the Last Will and Testament.

Witness my hand and official seal at Nashville, Tennessee this 10th day of July, 2017.

Commission expires:

Notary Public

BY: _____

BRIAN NIEDERHAUSER, CO-TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, Brian Niederhauser with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Trustee of Testamentary Trust, and who further acknowledged that he is authorized by said Testamentary Trust to execute the within instrument as Co-Trustee of said Testamentary Trust.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2017.

Commission expires:
6.20.21

_____
Notary Public

JANET KAYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal