WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066601 DEEDWARR
Recvd: 08/02/17 15:23 2 pgs
Fees:13.00 Taxes:839.90

20170802-0078878

R-BR-17-4487

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelsey Elizabeth Eller	New Owner	
(NAME) **4487 Post Place #65**	(NAME)	**103-15-0B-065.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONNIE HORTON, MARRIED AND PATRICIA KENNEDY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSEY ELIZABETH ELLER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

UNIT 65, IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAT OF LION'S HEAD CONDOMINIUM APARTMENTS, OF RECORD AT BOOK 5200, PAGE 82, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5340, PAGE 70, CORRECTED AT BOOK 5342, PAGE 683, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED OF RECORD AT BOOK 6075, PAGE 576, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Jean Kennedy Prince by Warranty Deed from Martha E. Lewis Murphy et vir, John R. Murphy and Doctor Malcolm R. Lewis et ux, Martha G. Lewis, of record at Book 6075, Page 576, in the Register's Office of Davidson County, Tennessee.

The said Jean Kennedy Prince (also known as Jean K. Prince and Jean Prince Waggoner), having since died on January 14, 2017, leaving the said Connie Horton and Patricia Kennedy as her sole heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 20170802-0078876 and in Instrument No. 20170802-0078877, in the Register's Office for Davidson County, Tennessee.

Said property has never been a principal marital residence for either of the herein named Grantors.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LION'S HEAD CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 82 and Book 4675, Page 134, in the Register's Office of Davidson County, Tennessee.
- Master Deed establishing LION'S HEAD CONDOMINIUMS Condominium of record inBook 5340, Page 70 , as amended by instrument(s) of record in Book 5342, Page 683, in the Register's Office of Davidson County, Tennessee.
- Terms and provisions of by-Laws of Lion's Head Condominiums recorded in Book 5340, Page 121, in the Register's Office of Davidson County, Tennessee .
- Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473, in the Register's Office of Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office of Davidson County, Tennessee.
- Easement for Comcast, recorded in Instrument No. 20120521-0043889, in the Register's Office of Davidson County, Tennessee.
- Easement for Sewer Line, recorded in Book 3224, Page 527 and Book 3376, Page 102, in the Register's

Office of Davidson County, Tennessee.
- Easement for Pipeline, recorded in Book 3969, Page 788, in the Register's Office of Davidson County, Tennessee.
- Easement for Overhead Line, recorded in Book 4995, Page 32, in the Register's Office of Davidson County, Tennessee.
- Easement for Electric Power Board, recorded in Book 4889, Page 140, in the Register's Office of Davidson County, Tennessee.
- Easement for Piedmont Natural Gas Company, recorded in Instrument No. 20150831-0087898, in the Register's Office of Davidson County, Tennessee.
- Easement for Telecommunications, recorded in Instrument No. 20140114-0003778, in the Register's Office of Davidson County, Tennessee.
- Charter on Lion's Head Homeowners Association of record at Book 5342, Page 2, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4487 Post Place #65, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF JULY, 2017.

Connie Horton

Connie Horton

Patricia Kennedy

Patricia Kennedy

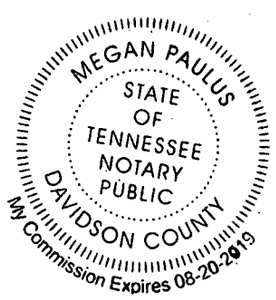
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNIE HORTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



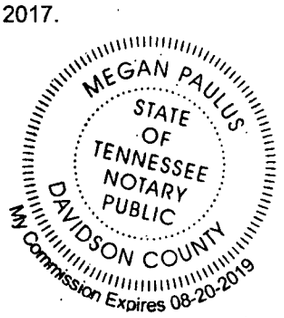
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212