Bill Garrett Davidson County
Batch# 61787 DEEDWARR
02/23/2018 09:48:04 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180223-0017236

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Angie Hoogerheide
Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2018

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Martin Alexander Shofner 4487 Post Place Apt 3 Nashville, TN 37205	new owner	103-15-0B-003.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Tyler S. Reese and Kara E. Salpeter, now known as Kara Reese

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martin Alexander Shofner, unmarried

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:

Unit 3, LION'S HEAD CONDOMINIUM APARTMENTS, a Horizontal Property Regime, as established under Master Deed of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, in the Register's Office, DAVIDSON County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth said master deed. Reference is hereby made to the Plat of Lion's Head Condominium Apartments, of record in Plat Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, for a more particular identification and description of said unit.

Being the same property conveyed to Tyler S. Reese, unmarried and Kara E. Salpeter, unmarried, by Warranty Deed from Jessica Alexandra Jacobs, unmarried and Erika Bess Jacobs, unmarried, of record in Instrument No. 20130517-0050223, in the Register's Office of Davidson County, Tennessee, dated May 14, 2013 and recorded on May 17, 2013.Tyler S. Reese and Kara E. Salpeter, now known as Kara Reese, now married join in this conveyance as husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4487 Post Place Apt 3, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of February, 2018.

Tyler S. Reese

Kara Reese

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Tyler S. Reese and Kara Reese

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2018.

Notary Public

My Commission Expires: 5·6·19

(Notary Seal)

