THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214854** Bill Garrett Davidson County Batch# 67629 **DEEDWARR** 03/12/2018 08:48:25 AM 2 pgs Fees: $13.00 Taxes: $814.00 20180312-0022858	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. James C Martin Affiant Subscribed and sworn to before me, this 8th day of March, 2018. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: James C. Martin 4487 Post Place, Apt 89 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-15-0B-089.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark R. Nixon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Martin, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 89, on the Horizontal Property Regime for Lion's Head Condominium, as recorded in the Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683 and as shown on plat of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MARK R. NXON, by deed from J. SHANNON OSBORNE, of record in Instrument No. 20151216-0126451, dated December 15, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 103-15-0B-089.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 5200, Page 82, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, Bylaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed For Lion's Head Condominium of record in book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212, and in Book 7196, Page 827, said Register's Office.

Right-of-Way Agreement of record in Book 3969, Page 788, said Register's Office.

Easement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4889, Page 140, said Register's Office.

Overhead Line Easement of record in Book 4995, Page 32, said Register's Office.

Agreement For Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20120521-0043889, said Register's Office.

Transmission Line Easement of record in Instrument No. 20150831-0087898, said Register's Office.

Easement for sewer line of record in Book 3224, Page 527 and in Book 3376, Page 102, said Register's Office.

This is improved property located at 4487 Post Place, Apt 89 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2018.

Mark R. Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark R. Nixon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018