Bill Garrett Davidson County
Batch# 99245 DEEDWARR
06/01/2018 01:43:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180601-0052426

This Instrument Prepared By:
Allen W. Blevins, Esq.
(865) 850-2250

After Recording Return To / Mail Tax Statements To:
Shayron P. Lockyear, Trustee
132 Carnavon Parkway
Nashville, Tennessee 37205

Parcel ID: **103 15 0B 095.00**

Source of Grantors' interest in real property herein herein described: Instrument No. 20120828-0077528 in the Office of the Register of Deeds for Davidson County, Tennessee.

WARRANTY DEED

THIS INDENTURE, made this 27 day of October, 2017, between:

Shayron P. Lockyear, of Davidson County, Tennessee, Grantor, and

Shayron P. Lockyear, Trustee of The Shayron P. Lockyear Revocable Living Trust, Grantee, and

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantee all of her right, title and interest in the following described real property, to wit:

See Exhibit A Attached Hereto And By This Reference Incorporated Herein

THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO BOUDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED TO THE PREPARER.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Davidson County, Tennessee register's office. Also conveyed are all rights in easements and permissive use agreements of record.

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Grantee, its successors and assigns forever.

And the said Grantor, for herself and for her heirs and assigns, does hereby covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee-simple of the premises and land above conveyed, and has full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and that she will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Shayron P. Lockyear

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

On this 27 day of October, 2017, personally appeared before me, the undersigned authority, a Notary Public, **SHAYRON P. LOCKYEAR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires:

JANET GAVLICK STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY MY COMMISSION EXPIRES 8-29-2018

MY COMMISSION EXPIRES: August 29, 2018

AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

This transfer is exempt from tax pursuant to Tenn. Code Annotated §67-4-409(a)(3)(F), and no oath of value shall be required.

Shayron P. Lockyear

Sworn to and subscribed before me this 27 day of October, 2017.

Notary Public
My Commission Expires:

JANET GAVLICK STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY MY COMMISSION EXPIRES 8-29-2018

MY COMMISSION EXPIRES: August 29, 2018

Name and address of property owner responsible for payment of taxes:
Shayron P. Lockyear, Trustee
The Shayron P. Lockyear Revocable Living Trust
132 Carnavon Parkway
Nashville, Tennessee 37205

EXHIBIT A

Unit No. 95 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, Page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 82, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-Laws which are an exhibit thereto), including without limitation such Unit's undivided percentage interest in the land and common elements reflected in said Master Deed and Plan.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Being the same property conveyed to Shayron P. Lockyear (being the same person as Shayron M. Lockyear) by Quitclaim Deed dated August 23, 2012 of record as Instrument No. 20120828-0077528, Register's Office for Davidson County, Tennessee.

Parcel ID of Premises: 103 15 0B 095.00
Street Address of Premises: 4487 Post Place, Unit 95, Nashville, Tennessee 37205