Bill Garrett Davidson County
Batch# 104650 DEEDWARR
06/14/2018 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,008.25
20180614-0057206

34301

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34301-05-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $272,500.00. Affiant Subscribed and sworn to before me this 12th day of June, 2018. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Riccardo A. Cannone Lisa W. Cannone 4487 Post Place Apt #14 Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 103 15 0 B 014 00CO

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, **Randi O. Levy**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Riccardo A. Cannone and Lisa W. Cannone, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4487 Post Place Apt #14, Nashville, TN 37205.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of June, 2018.

Randi O. Levy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randi O. Levy, 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.

Witness my hand, at office, this 12th day of June, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Lions Head Condominium Apartments, of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Murray H. Ocko, unmarried, by deed dated January 25, 2010 from Virginia C. Amos, a widow, of record in Instrument No. 20100128-0007094, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 13, 2012 of record in Instrument No. 20120914-0083506, Register's Office for Davidson County, Tennessee, Murray H. Ocko, a single person, conveyed subject property to Murray H. Ocko and Randi O. Levy, as Joint Tenants with a right of survivorship. Murray H. Ocko having since died on February 21, 2018.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed. Map and Parcel No. 103 15 0 B 014 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lions Head Condominium, of record in Book 5340, page 70, corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6909, page 212 and Book 7196, page 827, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 82, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4675, page 134, Register's Office for Davidson County, Tennessee.
7. Easement for underground sewer line of record in Book 3224, page 527 and Book 3376, page 102, Register's Office for Davidson County, Tennessee.
8. Easement for right of way to Nashville Gas Company of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 4995, page 32 and Book 4889, page 140, Register's Office for Davidson County, Tennessee.
10. Agreement for grant of easement for conservation greenway recorded in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee.

True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

