KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,350.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF June, 2018.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18060028

Address of New Owner
Susan P. Chambers
4487 Post Place, Unit 33
Nashville, TN 37205

Send Tax Bills To:
Same

Tax Information:
103-15-0B-033.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Steven E. Clifton and Sharon M. Clifton, Trustees of the Clifton Revocable Living Trust, dated March 22, 2018,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Susan P. Chambers,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Lion's Head Condominium, of record in Plat Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's 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 Steven E. Clifton and wife, Sharon Marshall Clifton, by Warranty Deed from Carole M. Willis, unmarried, dated 08/26/2014 and recorded on 08/27/2014 in Instrument No. 20140827-0078240, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Steven E. Clifton and Sharon M. Clifton, Trustees of the Clifton Revocable Living Trust, dated March 22, 2018, by deed from Steven E. Clifton and wife, Sharon Marshall Clifton, dated 03/22/2018 and recorded on 05/01/2018 in Instrument No. 20180501-0041062, Register's Office for Davidson County, Tennessee.

This is property generally located:
4487 Post Place, Unit 33, Nashville, TN 37205

Bill Garrett Davidson County
Batch# 109511 DEEDWARR
06/27/2018 11:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,274.10
20180627-0061975

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 5200, Page 82, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements 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.
4. 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.
5. Right-of-Way Agreement of record in Book 3969, Page 788, said Register's Office.
6. 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.
7. Overhead Line Easement of record in Book 4995, Page 32, said Register's Office.
8. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office
9. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, said Register's Office.
10. Easement for sewer line of record in Book 3224, Page 527, and in Book 3376, Page 102, said Register's Office.
11. Monthly Assessments as set forth in the Master Deed for Lion's Head Condominium of record in Book 5340, Page 70, said Register's Office.
12. Subject to First Right of Refusal as set forth in the Master Deed for Lion's Head Condominium of record in Book 5340, Page 70, said Register's Office.
13. Easement for the flow of the waters of Richland Creek and the rights of the public therein.
14. Rights of upper and lower riparian owners to the flow of the water of Richland Creek, free from diminution or pollution.
15. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Richland Creek.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Steven E. Clifton, Trustee of the Clifton Revocable Living Trust, dated March 22, 2018,** has/have caused this instrument to be executed, this the 20th day of June, 2018.

Steven E. Clifton, Trustee
of the Clifton Revocable Living Trust, dated March 22, 2018

STATE OF Kentucky
COUNTY OF Fayette

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Steven E. Clifton, Trustee of the Clifton Revocable Living Trust, dated March 22, 2018,** 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.

This the 20th day of June, 2018.

My commission Expires: April 1, 2021

NOTARY PUBLIC

LEXINGTON TRUE NOTARY PUBLIC STATE AT LARGE

IN WITNESS WHEREOF, **Sharon M. Clifton, Trustee of the Clifton Revocable Living Trust, dated March 22, 2018,** has/have caused this instrument to be executed, this the 20th day of June, 2018.

Sharon M. Clifton

Sharon M. Clifton, Trustee
of the Clifton Revocable Living Trust, dated March 22, 2018

STATE OF Kentucky
COUNTY OF Fayette

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sharon M. Clifton, Trustee of the Clifton Revocable Living Trust, dated March 22, 2018,** 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.

This the 20th day of June, 2018.

My commission Expires: April 1, 2021

Nancy L. True
NOTARY PUBLIC

NANCY L. TRUE NOTARY PUBLIC STATE AT LARGE KY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 27th day of June, 2018

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY