File #: 30948-8

Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-8-2019 (AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-AH-18-4487

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth McLemore	CapStar Bank	
(NAME) **4487 Post Place #110**	(NAME) 2002 Richard Jones Rd. Ste 300A	103-15-B-110.00CO
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN OSER EDMUNDS, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH MCLEMORE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 110 of Lion's Head Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, the Plat of which is of record in Plat Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Karen Oser Edmunds by Warranty Deed from Mark Mit Hadan, unmarried, recorded March 19, 2008 in Instrument No. 20080319-0027880, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plans of record in Plat Book 5200, Page 82 and Plat Book 4675, Page 134, in the Register's Office for Davidson County, Tennessee.
- Charter of Lion's Head Homeowner's Association recorded in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing LION'S HEAD CONDOMINIUM of record in Book 5340, Page 70, corrected in Book 5342, Page 683, in the Register's Office for Davidson County, Tennessee.
- Easement to Piedmont Natural Gas Company recorded at Instrument No. 20150831-0087898, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee.
- Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line, recorded in Book 3224, Page 527, in the Register's Office for Davidson County, Tennessee.
- Easement for Overhead Line, recorded in Book 4995, Page 32, in the Register's Office for Davidson County, Tennessee.
- Easement recorded in Book 3376, Page 102 and Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement as set forth in instrument recorded in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast recorded at Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee.
- Easement for Telecommunications recorded at Instrument No. 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Bill Garrett Davidson County
Batch# 122166 **DEEDWARR**
07/30/2018 10:19:01 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20180730-0073890

Warranty Deed

This is Improved property known as: **4487 Post Place #110, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 27th DAY OF JULY, 2018.

Karen Oser Edmunds by Edmund Austin Hill, attorney in fact

Karen Oser Edmunds by Edmund Austin Hill
Attorney in Fact

John Ollie Edmunds, Jr. by Edmund Austin Hill Attorney in Fact

John Ollie Edmunds, Jr., by Edmund Austin Hill
Attorney in Fact, spouse of Karen Oser Edmunds, hereby joins in this conveyance and does transfer and convey any and all marital interest John Ollie Edmunds, Jr. may have in and to the above-described tract or parcel of land.

STATE OF GEORGIA
COUNTY OF Chatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDMUND AUSTIN HILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAREN OSER EDMUNDS, and who acknowledged he/she/they executed the same as the free act and deed of the said KAREN OSER EDMUNDS.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 10/24/21
(SEAL)

Jesse Daniel Valentine
My Commission Expires
Notary
Public
October 24, 2021
Chatham County, Georgia

STATE OF GEORGIA
COUNTY OF Chatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDMUND AUSTIN HILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN OLLIE EDMUNDS, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN OLLIE EDMUNDS, JR.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: 10/24/21
(SEAL)

Jesse Daniel Valentine
My Commission Expires
Notary
Public
October 24, 2021
Chatham County, Georgia

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212