Karen Johnson Davidson County
Batch# 215677 DEEDWARR
04/09/2019 10:55:42 AM 3 pgs
Fees: $18.00 Taxes: $788.10

20190409-0032241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Ann Marie Agee
(Affiant)

Sworn to and subscribed before me this ___ day of March, 2019.

Jodi Jackson
Notary Public

My commission expires: 7-26-21

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Lacy Parson (NAME)	**Lacy Parson** (NAME)	**131-05-0B-429.00-C**
429 Summit Ridge Place (ADDRESS)	**429 Summit Ridge Place** (ADDRESS)	
Nashville, TN 37215 (City) (State) (Zip)	**Nashville, TN 37215** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel J. Lansky, now married to wife Sarah Lansky, who joins in the conveyance**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lacy Parson, an umarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 429 OF FOUR SEASONS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101. ET SEQ, AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6841, PAGE 349, AND AS AMENDED IN BOOK 6847, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF FOUR SEASONS CONDOMINIUMS AS OF RECORD IN BOOK 6841, PAGE 349, SAID REGISTER'S OFFICE FOR A MORE COMPLETE DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to Daniel J. Lansky, an unmarried man by Deed dated September 20, 2012 from Christopher B. Rogers and wife, Tracy Rogers,

recorded September 25, 2012, in Instrument Number 20120925-0087256, in the Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to the plan of record in Book 5050, Page 30, in Register's Office, Davidson County, Tennessee.

2. Subject to marital rights, if any, not conveyed on deed of record in Inst. No. 20041027-0129272, in Register's Office of Davidson County, Tennessee.

3. Real estate taxes or special assessments for the year 2019, that are not yet due or payable.

4. Easement for ingress and egress of record in Book 6869, page 157 and amended in Book 7776, page 899, in the Register's Office of Davidson County, Tennessee.

5. Consent for said easement of record in Book 6869, page 162 and as re-recorded in Book 6870, page 966, in the Register's Office of Davidson County, Tennessee.

6. Underground Electrical Easement of record in Instrument No. 20010912-0099679, in the Register's Office of Davidson County, Tennessee.

7. Deed of Conveyance of sewer line of record in Book 5271, page 430, in the Register's Office of Davidson County, Tennessee.

8. Agreements of record in Book 4821, page 20 and Book 5388, page 503, in the Register's Office of Davidson County, Tennessee.

9. Engineers Letter and Report of record in Book 6847, page 125, in the Register's Office of Davidson County, Tennessee.

10. Charter of Four Seasons Homeowners' Association Inc. of record in Book 6855, page 917 and as amended in Book 8176, page 697, in the Register's Office of Davidson County, Tennessee.

11. Master Deed and By-Laws of Four Seasons, a Condominium Development of record in Book 6841, page 349, as amended by Book 6847, page 122, in the Register's Office of Davidson, County, Tennessee.

12. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043888, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of March, 2019.

_____(SEAL)
Sarah Lansky

_____(SEAL)
Daniel J. Lansky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2019, before me personally appeared Daniel J. Lansky and Sarah Lansky, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 28th day of March, 2019.

QUINN EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: July 6, 2020