Karen Johnson Davidson County
Batch# 223269 DEEDWARR
04/29/2019 10:50:21 AM 2 pgs
Fees: $13.00 Taxes: $939.80
20190429-0039068

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019030017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $254,000.00

Sworn to and subscribed before me this 26th day of April, 2019.

Affiant

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Carrie A. Sharbel	Pinnacle Bank	103-150B-065.00-CO
4487 Post Place #65	150 3rd Ave. South #1000	
Nashville, TN 37205	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kelsey Elizabeth Eller, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carrie A. Sharbel, unmarried woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 65 of Lions Head Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lions Head Condominium Apartments of record in Book 5340, Page 70, as corrected in Book 5342, Page 683 and Plat recorded in Plat Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jean Kennedy Prince by Warranty deed from Martha E. Lewis Murphy et vir, John R. Murphy and Doctor Malcolm R. Lewis et ux, Martha G. Lewis of record in Book 6075, page 5765, and Affidavit of Heirship recorded in Instrument No. 20170802-0078876, and

Affidavit of Heirship recorded in Instrument No. 20170802-0078877, Register's Office for Davidson County, Tennessee, dated May 18, 1983 and recorded on June 15, 1983.

Being the same property conveyed to Kelsey Elizabeth Eller, unmarried by Warranty deed from Connie Horton, married and Patricia Kennedy, married of record in Instrument No. 20170802-0078878 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

This is improved property known as **4487 Post Place #65, Nashville, TN 37205.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 26th day of April, 2019.

Kelsey Elizabeth Eller

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Kelsey Elizabeth Eller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019