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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721886** Karen Johnson Davidson County Batch# 269450 DEEDWARR 08/09/2019 12:39:41 PM 3 pgs Fees: $18.00 Taxes: $1,683.50 20190809-0079539	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me, this 7th day of August, 2019. Notary Public My Commission Expires: 3/8/22 ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Roxane Taylor and Alan D. Taylor 4487 Post Place Apt 169 Nashville TN 37205	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South, Ste 1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 103 15 0B 169.00

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, **Sara Gooch Perry, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roxane Taylor and Alan D. Taylor, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 169 on the Plan of Lion's Head Condominium Apartments of record in Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more comply description of the property.

Being the same property conveyed to Sara Gooch Perry by Quit Claim Deed from Craig William Perry and wife Sara Gooch Perry of record in Instrument No. 20190219-0015094, Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 19, 2019.

Being the same property conveyed to Craig William Perry and wife Sara Gooch Perry by Quit Claim Deed from Haloroc Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181219-0123200, Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 19, 2018.

Being the same property conveyed to Haloroc Holdings, LLC by Warranty Deed from Maurice Custandi Kuttab, Trustee for the Amy Suha Kuttab Trust, Dated December 1, 1988 of record in Instrument No. 20180507-0043451, Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 07, 2018.

Said property was never primary marital residence of Grantor.

Being the same property conveyed to Maurice Custandi Kuttab, Trustee for the Amy Suha Kuttab Trust by Quitclaim Deed from Maurice Custandi Kuttab, M.D., Individually of record in Instrument No. 20030305-0029295, Register's Office for Davidson County, Tennessee, dated March 04, 2003 and recorded on March 05, 2003.

Being the same property conveyed to Maurice Custandi Kuttab, M.D. by Quitclaim Deed from Geraldine Chiabrera Kuttab of record in Book 11109, Page 419, Register's Office for Davidson County, Tennessee, dated August 26, 1998 and recorded on September 11, 1998.

Being the same property conveyed twenty five percent (25%) of interest to Geraldine Chiabrera Kuttab, Trustee of the Amy Suha Kuttab Trust and seventy-five percent (75%) interest to Geraldine Chiabrera Kuttab, individually by Warranty Deed from Maurice C. Kuttab and wife, Geraldine, F. Kuttab of record in Book 10785, Page 901, Register's Office for Davidson County, Tennessee, dated February 04, 1998 and recorded on February 06, 1998.

Being the same property conveyed to Maurice C. Kuttab and wife, Geraldine F. Kuttab by Warranty Deed from James K. Stroud and wife, Linda L. Stroud of record in Book 6218, Page 467, Register's Office for Davidson County, Tennessee, dated December 28, 1983 and recorded on January 20, 1984,

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lion's Head Condominium Apartments, as recorded in Plat Book 5200, Page(s) 82 and Plat Book 4675, Page 134.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lion's Head Condominium Apartments of record in Book 5340, Page 70, corrected in Book 5342, Page 683; also subject to easements, rights and interests 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 building thereon.

Easement for Sewer Line, recorded in Book 3224, Page 527.

Easement recorded in Book 3376, Page 102 and Book 4889, Page 140.

Right of Way Agreement as set forth in instrument recorded in Book 3969, Page 788.

Easement for Overhead Line, recorded in Book 4995, Page 32.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.

Agreement for Grant Easement for Conservation Greenway as set forth in instrument recorded in Instrument No. 20040728-0090473.

Grant of Easement recorded in Instrument No. 20120521-0043889.

Easement for Telecommunications, recorded in Instrument No. 20140114-0003778.

Easement for Right of Way, recorded in Instrument No. 20150831-0087898.

Rights of others in and to any party walls located on the subject property.

Charter of Lion's Head Homeowners' Association of record in Book 5342, Page 2

This is improved property located at 4487 Post Place Apt 169 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of August, 2019.

Sara Gooch Perry, By Shira Kingrey, Attorney-in-Fact

Sara Gooch Perry
By: Shira Kingrey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, 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, and who further acknowledged that she is the Attorney-in-Fact for Sara Gooch Perry and that she is authorized by Sara Gooch Perry to execute this instrument on her behalf.

WITNESS my hand, at office, this 7th day of August, 2019.

Notary Public

