Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 300126 DEEDWARR
10/14/2019 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20191014-0104758

STATE OF TN)
COUNTY OF Wilson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $250,000.00

Affiant

Sworn to and subscribed before me this 7 day of October, 2019.

Notary Public

My Commission Expires: 10/26/20

(SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Joshua T. Byrd and Natalia Nunes 4487 Post Place #134 Nashville, TN 37205	Origin Bank 1800 N. Hudson, Suite 2A Monroe, LA 71201	103-15-0B-134.00-CO

This Indenture is made on the 7th day of October, 2019, by and between **MARTHA E. TOSH-BENNEYWORTH (aka Ellen Tosh-Benneyworth; nka Ellen Tosh Brown), a married woman** ("Grantor"), and **JOSHUA T. BYRD and NATALIA NUNES, husband and wife** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 134 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 Martha E. Tosh-Benneyworth by Warranty Deed from Richard G. Rushing, unmarried, dated August 31, 2004 and recorded November 12, 2004 in Instrument No. 20041112-0136171, and re-recorded March 27, 2006 in Instrument No. 20060327-0034487, in the Register's Office for Davidson County, Tennessee. The said

Martha E. Tosh-Benneyworth is also known as, and is one and the same person as, Ellen Tosh-Benneyworth, and has since married and is now known as Ellen Tosh Brown.

The above-described property is not and has never been the primary or marital residence of Grantor's spouse.

This is improved property known as 4487 Post Place #134, Nashville, TN 37205.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 5200, Page 82 and Plat Book 4675, Page 134, Register's Office for Davidson County, Tennessee.

4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lions Head Condominium Apartments of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.

5. Charter of record in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee.

6. By-Laws of Lions Head Condominium Apartments appended to Master Deed of record in Book 5340, Page 121, in the Register's Office for Davidson County, Tennessee.

7. Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee.

8. Easement(s) for Sewer Line purposes of record in Book 3224, Page 527 and Book 3376, Page 102, in the Register's Office for Davidson County, Tennessee.

9. Easement to construct and maintain a pipe line for natural gas granted to Nashville Gas Co., of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee.

10. Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4995, Page 32 and Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee.

11. Grant of Easement to Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee.

12. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473 and Instrument No. 20040716-0085277, in the Register's Office for Davidson County, Tennessee.

13. Grant of Transmission Easement to Piedmont Natural Gas Company, Inc. of record in Instrument Number 20150831-0087898 and 20181012-0101325, in the Register's Office for Davidson County, Tennessee.

14. Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 4495, Page 32, in the Register's Office for Davidson County, Tennessee.

15. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

16. Rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date first written above.

GRANTOR:

Martha E. Tosh-Benneyworth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MARTHA E. TOSH-BENNEYWORTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY