Karen Johnson Davidson County
Batch# 308712 DEEDWARR
10/31/2019 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,052.65
20191031-0111725

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-6981

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Riccardo A. Cannone and Lisa W. Cannone (NAME)	New Owner (NAME)	103-15-0B-168.00-C
1487 Post Place Apt 168 (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville TN 37205 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Glenn C. Armstrong and Shayla M. Armstrong, f/k/a Shayla M. Carter, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Riccardo A. Cannone and Lisa W. Cannone**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 168 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 82, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Glenn C. Armstrong and Shayla M. Carter by Deed dated May 10, 2017, recorded May 15, 2017, in Instrument Number 20170515-0047839, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 82, Register's Office for Davidson County, Tennessee.
2. Sewer Line Easement of record in Book 3224, Page 527 and Book 3376, Page 102, Register's Office for said County.
3. Pipeline Easement of record in Book 3969, Page 788, Register's Office for said County.
4. Overhead Line Easement of record in Book 4995, Page 32, Register's Office for said County.
5. Easement to Metro Government Electric Power Board of record in Book 4889, Page 140, Register's Office for said County.

6. Subject to plat of record in Book 4675, Page 134, Register's Office for said County.
7. Right of Way Easement to Metro Government of record in Book 6909, Page 212 and Book 7196, Page 827, Register's Office for said County.
8. Transmission Line Easement of record in Instrument 201508310087898, Register's Office for said County.
9. Easement to Comcast of Nashville 1, LLC of record in Instrument 201205210043889, Register's Office for said County.
10. Agreement for Grant of Easement for Conservation Greenway of record in Instrument 200407280090473, Register's Office for said County.
11. Master Deed of record in Book 5340, Page 70; Book 5342, Page 683 and Book 5340, Page 121, Register's Office for said County.
12. Charter for Homeowners Association of record in Book 5342, Page 2, Register's Office for said County.
13. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues, not due and payable, and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4487 Post Place, Apt 168, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29th day of October, 2019.

X _____
Glenn C. Armstrong

X _____
Shayla M. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2019, before me personally appeared Glenn C. Armstrong and Shayla M. Armstrong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2019.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21
Notary' Seal (if on paper)

