WARRANTY DEED

KARA M. WELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

W-SB-BP-20-4487-106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 354112 DEEDWARR
02/05/2020 02:20:34 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20200205-0013595

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Brandon Carver and Louis Alan Davis	New Owner	
(NAME)	(NAME)	
4487 Post Place Unit # 106		**103-15-0B-106.00**
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE EDMUNDS AGUIRRE F/K/A ANNE O. EDMUNDS, TRUSTEE OF THE ANNE O. EDMUNDS REVOCABLE LIVING TRUST DATED APRIL 18, 2013, AS AMENDED, AKA ANNE OSER EDMUNDS, TRUSTEE OF THE ANNE OSER EDMUNDS LIVING TRUST DATED APRIL 18, 2013, AS AMENDED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BRANDON CARVER, AN UNMARRIED PERSON, AND LOUIS ALAN DAVIS, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106 of Lion's Head Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, Page 82 Register's Office for Davidson County, Tennessee, 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 Anne O. Edmunds, as Trustee of the Anne O. Edmunds Revocable Living Trust Dated April 18, 2013 by Warranty Deed from Anne O. Edmunds, an individual of record in Instrument No. 20130513-0048094 Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on May 13, 2013.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- 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.
- 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.
- Charter of record in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **4487 Post Place Unit # 106, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 3rd DAY OF FEBRUARY, 2020.

Anne Oser Edmunds Living Trust, Dated April 18, 2013

BY: Anne Edmunds Aguirre
Anne Edmunds Aguirre
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE EDMUNDS AGUIRRE, TRUSTEE of ANNE OSER EDMUNDS LIVING TRUST, DATED APRIL 18, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of February, 2020.

Notary Public
My Commission Expires: 04-22-2023
(SEAL)
02-01-2020

JOSHUA ZARATE
Notary Public, State of Texas
Comm. Expires 04-22-2023
Notary ID 131983157

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212