WARRANTY DEED

Karen Johnson Davidson County
Batch# 465378 **DEEDWARR**
08/27/2020 10:20:52 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30

20200827-0097211

A-VRES-20-4487-146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

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)
Jennifer Bruer	**New Owner**	
(NAME)	(NAME)	
4487 Post Pl 146		**103-15-0B-146.00-CO**
(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, **WADDELL WRIGHT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER BRUER, A SINGLE WOMAN,** 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 certain condominium located in Davidson County, Tennessee, being Unit No. 146 of Lion's Head Condominium, a Condominium Development, of record in Plat Book 5200, Page 82 in the Register's Office for Davidson County, Tennessee and 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 in establishing Lion's Head Condominium of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, 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 Waddell Wright, married by Warranty deed from Bridget Lisle, a single woman of record in Instrument No. 20171121-0119404 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 21, 2017.

The said Waddell Wright having since divorced as evidenced by the Marital Dissolution agreement of record in Case no 17D1872 in the Fourth Circuit Court of Davidson County.

This conveyance is subject to:

- Master Deed establishing a Horizontal Property Regime of Lions Head Condominiumof record in Book 5340, Page 70, as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee.
- Subject to easements for sanitary sewers and/or storm drainage in Book 6909, page 212 and Book 7196, page 827, in the Register's Office for Davidson County, Tennessee.
- Subject to an easement for sewer line purposes 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 Nashville Gas Co., 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 in Book 4995, page 32 and Book 4889, page 140, in the Register's Office for Davidson County, Tennessee.
- Charter of recorded in Book 5342, page 2, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20040716-0085277 and Instrument No. 20040728-0090473, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20120521-0043889, in the Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this the 21 DAY OF AUGUST, 2020.

Waddell Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WADDELL WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

- Grant of Transmission Line of record in Instrument Number 20150831-0087898, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Possible right of Railroad to increase its right-of-way to the full extent of its charter.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4487 Post Pl 146, 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.