WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00.

Stephanie Waddell
Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 481300 **DEEDWARR**
09/23/2020 09:28:53 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20200923-0109037

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-081905

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Philip Alexander Sadler	new owner	
(NAME)	(NAME)	
4487 Post Place Unit 154		103-15-0B-154.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS ($287,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VALERIE LEIGH COUCH GREENBERG, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP ALEXANDER SADLER, UNMARRIED MAN. , 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 certain condominium located in Davidson County, Tennessee, being Unit No. 154 of Lion's Head Condominium Apartments, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 158-RES-20-4487 154

Being the same property conveyed to Jo Ellen Couch and John Warren Couch, husband and wife by Quitclaim deed from Jo Ellen Couch of record in Instrument No. 20080811-0082497 Register's Office for Davidson County, Tennessee, dated August 08, 2008 and recorded on August 11, 2008.

Jo Ellen Couch died August 29, 2011.

Being the same property conveyed to Valerie Leigh Couch Greenberg, married by Quitclaim deed from John Warren Couch, a single person of record in Instrument No. 20200219-0018447 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 19, 2020.

Grantor has never occupied the said property as her primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 4487 Post Place Unit 154, Nashville, TN 37205

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 21st day of September, 2020

Valerie Leigh Couch Greenberg, by Philip Robertson, her attorney in fact

Valerie Leigh Couch Greenberg by Philip Robertson, her attorney in fact

STATE OF TN
COUNTY OF Williamson

On this the 21st day of September, 2020, before me personally appeared Philip Robertson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Valerie Leigh Couch Greenberg and who acknowledged he/she/they executed the same as the free act and deed of the said Valerie Leigh Couch Greenberg.

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

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON