THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930664** Karen Johnson Davidson County Batch# 493864 **DEEDWARR** 10/12/2020 10:39:12 AM 2 pgs Fees: $13.00 Taxes: $921.30 20201012-0118190	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,000.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

WARRANTY DEED

Address New Owner: Joe Michael Cisneros and Janelle S. Cisneros 4487 Post Place #95 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 15 0B 095.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shayron P. Lockyear, Trustee of The Shayron P. Lockyear Revocable Living Trust, dated February 11, 2015 and further Amended and Restated on October 27, 2017**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Michael Cisneros and Janelle S. Cisneros, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 95 of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, Page 70 and Corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 82, said Register's Office.

Being the same property conveyed to Shayron P. Lockyear, Trustee of The Shayron P. Lockyear Revocable Living Trust, by Warranty Deed from Shayron P. Lockyear , of record in Instrument No. 20180601-0052426, in the Register's Office of Davidson County, Tennessee, dated October 27, 2017 and recorded on June 01, 2018.

Being the same property conveyed to Shayron P. Lockyear (being the same person as Shayron M. Lockyear), by QuitClaim Deed from Eugene D. Lockyear, of record in Instrument No. 20120828-0077528, in the Register's Office of Davidson County, Tennessee, dated August 23, 2012 and recorded on August 28, 2012.

Being the same property conveyed to Eugene D. Lockyear, by Special Warranty Deed from Lions Head Associates, a general partnership composed of Andrews Properties, Inc. and Cherokee Properties, Inc., Tennessee Corporations, of record in Book 5670 and Page 758, in the Register's Office of Davidson County, Tennessee, dated October 28, 1980 and recorded on October 28, 1980.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lion's Head Condominium Apartments, as recorded in Plat Book 5200, Page(s) 82.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of David M. Carney Development, as recorded in Plat Book 4675, Page(s) 134.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lion's Head Condominium of record in Book 5340, Page 70, as corrected in Book 5342, Page 683; also subject to easements, rights and interests 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 building thereon.

Easement for Sewer Line, recorded in Book 3224, Page 527.

Easement for City of Nashville, recorded in Book 3376, Page 102.

Easement for Utility, recorded in Book 4889, Page 140.

Easement for Overhead Line, recorded in Book 4995, Page 32.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827.

Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473.

Easement for Right of Way, recorded in Instrument No. 20120521-0043889.

Easement for Telecommunications, recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.

Easement for Transmission, recorded in Instrument No. 20150831-0087898.

Easement for Gas, recorded in Instrument No. 20181012-0101325.

Right of Way as set forth in instrument recorded in Book 3969, Page 788.

This is improved property located at 4487 Post Place #95 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2020.

The Shayron P. Lockyear Revocable Living Trust, dated February 11, 2015 and further Amended and Restated on October 27, 2017

By: Shayron P. Lockyear, Trustee
Shayron P. Lockyear, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shayron P. Lockyear, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Shayron P. Lockyear Revocable Living Trust, dated February 11, 2015 and further Amended and Restated on October 27, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 8th day of October, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022