WARRANTY DEED

Karen Johnson Davidson County
Batch# 507294 DEEDWARR
11/02/2020 10:35:49 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201102-0127700

A-TRA-20-4487-182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURA SEWING NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 5-22-2022

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)
Dan H. Hamm	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**103-15-0B-182.00-CO**
301 51st Avenue North	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Ramon, CA 94583**	
(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, **HENRY S. GINDT, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAN H. HAMM, MARRIED,** 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 Apartment in Davidson County, Tennessee, being Unit Number 182 on the Plan of Lions Head Condominium Apartments, a Horizontal Property Regime, of record in Book 5200, Page 82, Register's Office for said County, to which plan and thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Henry S. Gindt, Jr. by Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120802-0068143 Register's Office for Davidson County, Tennessee, dated July 03, 2012 and recorded on August 02, 2012.

**For the purpose of this conveyance the subject property was never the Grantor's Primary Marital Residence.

This conveyance is subject to:
- Subject to 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.
- Taxes for 2021 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 Place Unit 182, 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 30 DAY OF OCTOBER, 2020.

Henry S. Gindt, Jr.

STATE OF Indiana
COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY S. GINDT, JR., 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 30 of October, 2020.

Notary Public
My Commission Expires: 08/27/2025
(SEAL)

GINA ARMSTRONG
NOTARY SEAL PUBLIC
STATE OF INDIANA
MY COMMISSION EXPIRES 8-27-2025
COMMISSION NO. 704596

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