Karen Johnson Davidson County
Batch# 689731 DEEDWARR
08/04/2021 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20210804-0104681

#36425

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36425-06-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 202 Notary Public My Commission Expires: 10-2-2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeffrey Fordham, Melissa Fordham 2490 Holly Court Cumming, GA 30041	New Owners 2490 Holly Court Cumming, GA 30041	Map and Parcel No.: 103150B09700CO

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, **Anita Howards, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Fordham and Melissa Fordham, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4487 Post Place #97, Nashville, TN 37205.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of July, 2021.

Anita Howards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 28th day of July, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 97 on the Plan of Lion's Head Condominium, of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Anita Howards, by Quitclaim Deed from Three Beans Properties, of record in Instrument No. 20160203-0010603, in the Register's Office of Davidson County, Tennessee, dated February 03, 2016 and recorded on February 03, 2016.

Being the same property conveyed to Three Beans Properties, by Warranty Deed from Cynthia Manier Barbour, unmarried, of record in Instrument No. 20141002-0091315, in the Register's Office of Davidson County, Tennessee, dated September 15, 2014 and recorded on October 02, 2014.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 103150B09700CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lions Head Condominium, of record in Book 5340, page 70, corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6909, page 212 and Book 7196, page 827, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 82, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 4675, page 134, Register's Office for Davidson County, Tennessee.
7. Easement for underground sewer line of record in Book 3224, page 527 and Book 3376, page 102, Register's Office for Davidson County, Tennessee.
8. Easement for right of way to Nashville Gas Company of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 4995, page 32 and Book 4889, page 140, Register's Office for Davidson County, Tennessee.
10. Agreement for grant of easement for conservation greenway recorded in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee.
11. Easement for right of way recorded in Instrument No. 20120521-0043889, Register's Office for Davidson County, Tennessee.
12. Easement for Telecommunications, recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.
13. Easement for Transmission, recorded in Instrument No. 20150831-0087898, Register's Office for Davidson County, Tennessee.
14. Easement for Gas of record in Instrument No. 20181012-0101325, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 7/28/2021.

GEORGE E. MUDTER, JR.
Dated 7/28/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

