Karen Johnson Davidson County
Batch# 700735 DEEDWARR
08/19/2021 10:48:20 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20210819-0112305

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2021.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:
William Reid Chauvin
4487 Post Place #87
Nashville, TN 37205

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
103-15-0B-087.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUNTER R. MOBLEY**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM REID CHAUVIN**, unmarried, and **LISA DICKENS CHAUVIN,** unmarried, as Joint Tenants

BOX 10-A
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 87 on the Plan of Lion's Head Condominium, of record in Book 5200, page 82, 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, and corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Hunter R. Mobley, a single person, by deed from Karen Jean Hutton, unmarried, of record as Instrument No. 20190820-0083580, dated August 19, 2019, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Lion's Head Condominiums, of record in Book 5340, page 70, and corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 3376, page 102, Register's Office for Davidson County, Tennessee.

5. Right-of-Way Easement of record in Book 3969, page 788, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement 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.

7. Agreement(s) for Grant of Easement for Conservation Greenway of record as Instrument Nos. 20040716-0085277, and 20040728-0090473, Register's Office for Davidson County, Tennessee.

8. Grant of Easement of record as Instrument No. 20150831-0087898, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to party walls.

10. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 4487 Post Place, Nashville, TN, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

{Signature Page to Follow}

WITNESS my hand this 16th day of August, 2021.

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HUNTER R. MOBLEY**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of August, 2021.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

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