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. 36569-08-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Susan J. Kuyper Affiant Subscribed and sworn to before me this 24th day of September, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Elyse Adler 4487 Post Place #104 Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 103150B10400CO

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, **Susan J Kuyper**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elyse Adler, an unmarried woman** ("Grantee"), her successors, 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 #104, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, 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.

Karen Johnson Davidson County
Batch# 724079 DEEDWARR
09/27/2021 10:27:56 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210927-0129228

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of September, 2021.

Susan J. Kuyper

Susan J Kuyper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan J Kuyper, 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 24th day of September, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104 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 Susan J. Kuyper, by Warranty Deed from Grace T. Null, of record in Instrument No. 20070604-0065577, in the Register's Office for Davidson County, Tennessee, dated May 25, 2007 and recorded on June 04, 2007.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
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 to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, Register's Office for Davidson County, Tennessee.
12. Easement granted to US Sprint Communications Co. of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee. Affidavit of record in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.
13. Easement granted to Piedmont Natural Gas Company in Instrument No. 20150831-0087898, and Instrument No. 20181012-0101325, Register's Office for Davidson County, Tennessee.