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. 36801-12-2021	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Brooke Morgan Houston Affiant Subscribed and sworn to before me this 21st day of December, 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:	Send Tax Bills To:	Tax Information:
Laura E. Huie 4487 Post Place, #16 Nashville, TN 37205	CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	Map and Parcel No.: 103 15 08 016.00

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, **Brooke Morgan Houston, unmarried and Richard W. Houston, married**, as tenants in common with right of survivorship("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Laura E. Huie, 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, #16, 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 Grantors covenant that they are 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. Grantors further covenant and bind themselves, their 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.

This is not and never has been the residence of Richard W. Houston.

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# 778418 DEEDWARR
12/22/2021 10:54:14 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00

20211222-0169103

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of December, 2021.

Brooke Morgan Houston

Richard W. Houston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 21st day of December, 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. 16, on the plan of Lion's Head Condominium Apartments, of record in Plat Book 5200, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, said Register's Office.

Being the same property conveyed to Brooke Morgan Houston, unmarried, and Richard W. Houston, married, as tenants in common with right of survivorship, by Warranty Deed from Roxane Taylor and Alan Taylor, wife and husband, of record in Instrument No. 20191003-0100905, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded on October 3, 2019.

This conveyance is made subject to:

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

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 and Book 3376, Page 102.

Easement for Right of Way, recorded in Book 3969, Page 788.

Easement 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.