WARRANTY DEED

Karen Johnson Davidson County
Batch# 874991 DEEDWARR
06/21/2022 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220621-0070572

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.**

Affiant

Subscribed and sworn to before me, this the 14 day of June, 2022.

Notary Public

My commission expires: 10/23/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Todd Halliday	New Owner	**Map 103-15-0-B Parcel 077-00co**
4487 Post Place #77		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Megan J. Crawford, now known as Megan Armstrong, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Halliday

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 77 on the Plan of Lion's Head Condominium Apartments, of record in Book 5200, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with the appurtenant interest in the common elements of Lion's Head Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 5340, Page 70, and as amended in Book 5342, Page 683, said Register's Office of said County.

Being the same property conveyed to Megan J. Crawford, unmarried, by Deed dated March 23, 2015 from Roy G. Bowen, unmarried, of record in Instrument No. 20150325-0025725, Register's Office for Davidson County, Tennessee. Megan J. Crawford has since married and is now known as Megan Armstrong.

Daniel Armstrong, spouse of the above named Megan Armstrong, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 82, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Lion's Head Condominium Apartments, of record in Book 5340, Page 70, and as corrected in Book 5342, Page 683, Register's Office for Davidson County, Tennessee. 3) By-Laws of Lion's Head Homeowners' Association, Inc., appended thereto in Book 5340, Page 121, said Register's Office. 4) All matters shown on the Plan of record in Book 4675, Page 134, Register's Office for Davidson County, Tennessee. 5) Sanitary Sewer and/or Storm Drainage Easements of record in Book 6909, Page 212, and in Book 7196, Page 827, Register's Office for Davidson County, Tennessee. 6) Charter of Lion's Head Homeowners' Association, Inc., of record in Book 5342, Page 2, Register's Office for Davidson County, Tennessee. 7) Sewer Line Easements of record in Book 3224, Page 527, and in Book 3376, Page 102, Register's Office for Davidson County, Tennessee. 8) Right-of-Way Agreement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, of record in Book 3969, Page 788, Register's Office for Davidson County, Tennessee. 9) Overhead Line Easement of record in Book 4995, Page 32, Register's Office for Davidson County, Tennessee. 10) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board, of record in Book 4889, Page 140, Register's Office for Davidson County, Tennessee. 11) Agreement for Grant of Easement for Conservation Greenway, of record in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee. 12) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, Register's Office for Davidson County, Tennessee. 13) Grant of Transmission Easement to Piedmont Natural Gas Company, Inc. of record n Instrument No. 20150831-0087898, and Instrument No. 20181012-0101325, said Register's Office. 14)Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4487 Post Place #77, 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 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 GRANTEES, 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 14th day of **June, 2022.**

Megan J Crawford now known as Megan Armstrong

Megan J. Crawford, now known as Megan Armstrong

Daniel Armstrong

STATE OF TENNESSEE)
COUNTY OF Davidson)

PMB

Crawford

Personally appeared before me, a Notary Public of said County and State, **Megan J. ~~Armstrong~~, now known as Megan Armstrong, and Daniel Armstrong,** the within named sellers, 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 and official seal at Nashville, Tennessee, this 14th day of **June, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, LARRY A. Racconi Sr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 14, 2022 (date of document).

Affiant Signature

6/14/22
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 14th day of June, 2022.

Theresa R. Mills
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires 02/12/2024

NOTARY'S SEAL

