WARRANTY DEED

Karen Johnson Davidson County
Batch# 929311 DEEDWARR
10/13/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20221013-0112329

File #22-DM-4487-154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 2022.

KELLY B. DEMASTUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 03/20/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Marie Elise McClanahan	**New Owner**	
(NAME)	(NAME)	
4487 Post Place, #154		**103 15 0B 154.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP ALEXANDER SADLER, UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY MARIE ELISE MCCLANAHAN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 154 of Lion's Head Condominium Apartments, a Condominium Development, of record in Plat Book 5200, Page 82 in the Register's Office for Davidson County, Tennessee and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed in establishing Lion's Head Condominium of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jo Ellen Couch and John Warren Couch, husband and wife, by Quit Claim Deed from Jo Ellen Couch of record in Instrument No. 20080811-0082497, in the Register's Office of Davidson County, Tennessee, dated August 08, 2008 and recorded on August 11, 2008. The said Jo Ellen Couch since died on August 29, 2011.

Being the same property conveyed to Valerie Leigh Couch Greenberg, married, by Quit Claim Deed from John Warren Couch, a single person of record in Instrument No. 20200219-0018447, in the Register's Office of Davidson County, Tennessee, dated December 17, 2012 and recorded on February 19, 2020.

Being the same property conveyed to Phillip Alexander Sadler, Unmarried Man, by Warranty Deed from Valerie Leigh Couch Greenberg, A Married Woman of record in Instrument No. 20200923-0109037, in the Register's Office of Davidson County, Tennessee, dated September 21, 2020 and recorded on September 23, 2020.

This conveyance is subject to:
*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 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 Apartments of record in Book 5340, Page 70; as corrected in Book 5342, Page 683, as amended by instrument(s) of record in ; 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.
*Easement for Right of Way, recorded in Book 3969, Page 788.
*Easement recorded in Book 3376, Page 102, Book 4889, Page 140, Instrument No. 20120521- 0043889, Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416- 0031703 and Instrument No. 20181012-0101325.
*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.
*Easement for Transmission, recorded in Instrument No. 20150831-0087898.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4487 Post Place, #154, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th day of October, 2022.

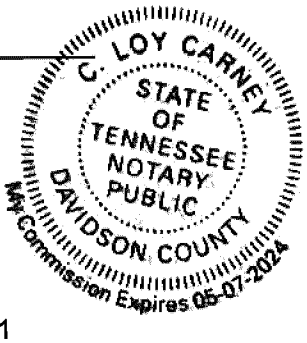
Phillip Alexander Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2022, before me personally appeared Phillip Alexander Sadler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 11, 2022**.

Date

Affiant Signature

10/13/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **13th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026