Karen Johnson Davidson County
Batch# 1127909 DEEDWARR
04/26/2024 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20240426-0030559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2024.

_____
Notary Public

MY COMMISSION EXPIRES: 3-2-26
(AFFIX SEAL)

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0175

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carla Boone	First Horizon Bank	Map: 103150B11300CO
(NAME) 4487 Post Place Unit 113	(NAME) 165 Madison Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM BRYANT GREEN, MARRIED,

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

CARLA BOONE, SINGLE WOMAN,

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 113 on the plan of Lion's Head Condominiums, of record in Book 5200, page 82, Register's Office for said County, to which plan reference and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to William Bryant Green, by Quitclaim Deed from Gary Michael Green, of record in Instrument No. 20070105-0002368, dated January 5, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 82, said Register's Office; (3) Conservation Easement of record in Instrument No. 20040728-0090473, in the Register's Office for Davidson County, Tennessee; (4) Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4889, Page 140, in the Register's Office for Davidson County, Tennessee; (5) Easement to Nashville Gas Co. of record in Book 3969, Page 788, in the Register's Office for Davidson County, Tennessee; (7) Sewer Easement of record in Book 3224, Page 527, Book 3376, Page 102, Book 4675, Page 134, Book 6909, Page 212 and Book 7196, Page 827, in the Register's Office for Davidson County, Tennessee; (8) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, in the Register's Office for Davidson County, Tennessee; (10) Overhead Line Easement of record in Book 4995, Page 32, in the Register's Office for Davidson County, Tennessee; (11) Charter for Homeowners Association of record in Book 5342, Page 2, in the Register's Office for Davidson County, Tennessee; (12) Easement to Piedmont Natural Gas Co. of record in Instrument No. 20150831-0087898 and Instrument No. 20181012-0101325, in the Register's Office for Davidson County, Tennessee; (13) All Matters of record in Plat Book 4675, Page 134, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5340, Page 70, amended in Book 5342, Page 683, and Book 5340, Page 121, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 4487 Post Place Unit 113, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hand this 26th day of April, 2024.

William Bryant Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Bryant Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of April, 2024.

My Commission Expires: 7-2-24

Notary Public

TENNESSEE NOTARY PUBLIC
ZANA C PETTY
COUNTY OF DAVIDSON

202404260030559

Certification of Recorded Documents

I, Karen Suggs, 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 April 26, 2024.

(AFFIANT) – Karen Suggs

04/26/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of April, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON