WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

File #24-TC-4487-47

(SEAL)
CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2024

Notary Public
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETU
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1206433
11/19/2024 08 52 51 AM
Fees $13 00 Taxes $1,332 00

Davidson County
DEEDWARR
2 pgs

20241119-0089434

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Clint Morrison Blackwell	New owner	
(NAME)	(NAME)	**103 15 0B 047.00**
4487 Post Place, #47		
(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,

REBECCA A. LISLE, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CLINT MORRISON BLACKWELL, A SINGLE MAN,

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

Land in Davidson County, Tennessee, being Unit 47 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 LION'S HEAD CONDOMINIUM, a horizontal property regime established by Master Deed and by-laws of record in Book 5340, Page 70, corrected in Book 5342, Page 683, said register's office

Being the same property conveyed to Rebecca A Lisle, A Single Woman, by Warranty Deed from Reuben H Fan and Sunita N Misra, husband and wife, of record in Instrument No 20121227-0119256, in the Register's Office of Davidson County, Tennessee, dated December 19, 2012 and recorded on December 27, 2012

This conveyance is subject to
* Property Taxes for the year 2024 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LION'S HEAD CONDOMINIUM, 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 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
* Easement for Right of Way, recorded in Book 3969, Page 788
* Easement for Overhead Line, recorded in Book 4995, Page 32
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212, Book 7196, Page 827
* Easement for Conservation Greenway, recorded in Instrument No 20040728-0090473
* Easement for Transmission, recorded in Instrument No 20150831-0087898
* Easement recorded in Book 3376, Page 102, Book 4889, Page 140, and Instrument Nos 20120521- 0043889, 20140114-0003778, Affidavit recorded in Instrument No 20140416-0031703
* Charter of Lion's Head Homeowners' Association recorded in Book 5342, Page 2, in the Register's Office of Davidson County, Tennessee

* 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, #47, 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 15th day of November, 2024

Rebecca A Lisle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2024, before me personally appeared Rebecca A Lisle, 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 15th day of November, 2024

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028