WARRANTY DEED

Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 12/05/06 09:16 2 pgs
Fees:13.00 Taxes:1017.50

20061205-0149726

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Julia A. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2006.

Radue Neal
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Decker	Capital Bank & Trust	Map 104-13
(NAME) 3617 Valley Vista Road	(NAME) 1808 West End Ave Suite 600	Parcel 202
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES POSEY SR. AND WIFE, SHIRLEY J. POSEY AND JAMES POSEY JR. UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER M. DECKER,** 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 Lot No. 17 on the Plan of Block B, Bellwood Subdivision, of record in Book 547, pages 149-150, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Posey, Sr. and wife, Shirley J. Posey and James Posey, Jr., Tenants in Common With Rights of Survivorship, by Quitclaim Deed from James Posey, Sr. and wife, Shirley J. Posey, of record in Instrument #20040806-0094808, said Register's Office. Dina Velocci-Posey conveyed any interest she had in said property to James Posey, Sr. and wife, Shirley J. Posey and James Posey, Jr., Tenants in Common h Rights of Survivorship, by Quitclaim Deed of record in Instrument #20060411-0041781, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes and (b) all matters appearing on the plan of record in Book 547, pages 149-150, said Register's Office.

Shirley J. Posey is signing this Deed on behalf of James Posey, Sr. pursuant to Power of Attorney of record in Instrument #20061201-0148477, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3617 Valley Vista Road, Nashville, Tennessee 37205
(House Number) (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 our hands this 29 day of November, 2006.

James Posey, Jr. by his Attorney in Fact, attorney in fact
James Posey Jr. By Kevin D. Montgomery, Attorney in Fact

James Posey, Sr. by Shirley J. Posey, Attorney in Fact
James Posey Sr. By Shirley J. Posey, Attorney in Fact

Shirley J. Posey
Shirley J. Posey

STATE OF MARYLAND
COUNTY OF CHARLES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley J. Posey the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at La Plata, Maryland this 30th day of November, 2006.
City State

Commission expires: 9/1/2010

Grace E. Schaffer
Notary Public

STATE OF MARYLAND
COUNTY OF CHARLES

On this 30th day of November, 2006, before me personally appeared Shirley J. Posey, to me known to be the person who executed the foregoing instrument on behalf of James Posey, Sr. and acknowledged that he executed the same as the free act and deed of James Posey, Sr.

Witness my hand and official seal at La Plata, Maryland this 30th day of November, 2006.
City State

Commission expires: 9/1/2010

Grace E. Schaffer
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of ~~December,~~ November 2006, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of James Posey, Jr. and acknowledged that he executed the same as the free act and deed of James Posey, Jr.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2006.

Commission expires:

Alison L Rutledge
Notary Public