WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF MARCH, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/08/13

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5145 ALLEN JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas E. Allen		117080E00200CO
1503 A Ferguson Avenue		
Nashville, TN 37212		

FOR AND 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,

SUSANNE S. POST AND HUSBAND MICHAEL POST

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

THOMAS E. ALLEN, SINGLE MAN

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

SEE EXHIBIT "A"

This is improved property known as 1503 A Ferguson Avenue, Nashville, TN 37212

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/or 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/or 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 hand on the 22nd day of March, 2013.

Susanne S, Post

Michael Post

BILL GARRETT, Davidson County
Trans:T20130023853 DEEDWARR
Recvd: 03/25/13 08:42 2 pgs
Fees:13.00 Taxes:1535.50
20130325-0028868

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SUSANNE S POST AND MICHAEL POST, the bargainor(s), 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 Franklin, Tennessee, this 22nd day of March, 2013.

Notary Public

My Commission Expires

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

13-P5145 ALLEN JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 2 in Ferguson Townhomes, a Private Element Horizontal Property Regime, located on Ferguson Avenue in Nashville, Davidson County, Tennessee, and described in the Master Deed and Bylaws for Ferguson Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040614-0069845 as corrected in Instrument No. 20040617-0071637; Restrictive Covenants contained in Instrument No. 20040430-0048979, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Ferguson Townhomes, a Private Element Horizontal Property Regime, contained in the said Master Deed, the Plan as set out on Exhibit "B" to Instrument of Correction of Master Deed appearing in Instrument No. 20040614-0069845 as corrected in Instrument No. 20040617-0071637, and Bylaws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Susanne Shepherd Frisch*, unmarried by Warranty Deed from Holly E. Lennon, married, recorded on the 27th day of October, 2008 in Instrument No. 20081027-0106824, in the Register's Office of Davidson County, Tennessee.

*n/k/a Susanne S. Post

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20040430-0048979 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FERGUSON TOWNHOMES of record in Instrument No. 20040614-0069845 as corrected by Instrument of Correction recorded at Instrument No. 20040617-0071637; 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.

e. Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20041007-0121156.