RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140044592 DEEDWARR
Recvd: 06/24/14 10:47 2 pgs
Fees:13.00 Taxes:505.05

20140624-0054919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: NOV 3, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Strech	Leslie Strech	Map 161-16 A
(NAME) 405 Shadow Glen Drive	(NAME) 405 Shadow Glen Drive	Parcel 120
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, **SETH RHODES POSTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE STRECH, UNMARRIED,** 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 Unit No. 120 on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instruments No. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20041021-0126776, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20051007-0121715, 20051207-0147464, 20051107-0134921 and 20060124-0009112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Seth Poston, a single man, by deed dated June 22, 2006 from Beazer Homes Corp., of record in Instrument No. 20060626-0075802, said Register's Office. Joan Fort Fraser Poston conveyed any interest she may have had in said property to Seth Rhodes Poston by Quitclaim Deed of record in Instrument No. 20130930-0102279, said Register's Office.

Grantor warrants that the subject property has never been the marital residence of the Grantor and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2014 real property taxes; and (b) restrictive covenants of record in Instruments No. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20041021-0126776, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20051007-0121715, 20051207-0147464, 20051107-0134921 and 20060124-0009112, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 405 Shadow Glen Drive, Nashville, Tennessee 37211

(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 my hand this 19th day of June, 2014.

Seth Rhodes Poston

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 Seth Rhodes Poston, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of June, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015