Ret

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

D

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140068943 DEEDWARR
Recvd: 09/16/14 08:56 2 pgs
Fees: 13.00 Taxes: 699.30

20140916-0084582

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2014.

Notary Public

My commission expires: (AFFIX SEAL)

JAMES R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2018

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: New owner	Map-Parcel Numbers
Michael T. Post	200 Woodmont Circle	**Map 161-10-0-B Parcel 044-00co**
5129 English Village Drive	Nashville, TN 37205	
Nashville, TN 37211		

FOR AND IN 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,

Anne O. Goldsmith, now known as Anne G. Horch, and Stephen J. Horch, wife and husband

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

M. T. Post and S. S. Post, Husband and Wife

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. 235, on the Plan of Villages of Brentwood, Revision of Lots 230 thru 240, Phase Six, of record in Plat Book 7900, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 235 fronts 60.0 feet on the northerly margin of English Village Drive and extends back 151.02 feet on the westerly line and 151.48 feet on the easterly line to a broken line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Anne O. Goldsmith, a single woman and Stephen J. Horch, a single man, by Deed dated August 30, 2007 from Andrew T. Patton and wife, Joylyn M. Patton, of record in Instrument No. 20070831-0104938, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Anne O. Goldsmith, now known as Anne G. Horch, and Stephen J. Horch, pursuant to a Power of Attorney executed by same on the 8th day of September, 2014, of record in Instrument No. 201409 16. 0084581, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 7900, Page 1, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Villages of Brentwood, of record in Book 6143, Page 11, and as amended in Book 6398, Page 495 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee. (3) Charter of Villages of Brentwood Homeowners' Association, Inc. of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **5129 English Village Drive, Nashville, TN 37211**

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 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/our hand(s) this **10th** day of **September, 2014.**

Anne O. Goldsmith nka Anne G. Horch, by Diana Aubin, Attorney-in-Fact

Anne O. Goldsmith nka Anne G. Horch, by Diana Aubin, Attorney-in-Fact

Stephen J. Horch by Diana Aubin, Attorney-in-Fact

Stephen J. Horch by Diana Aubin, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of September, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Anne O. Goldsmith, nka Anne G. Horch, and Stephen J. Horch** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Anne O. Goldsmith, nka Anne G. Horch, and Stephen J. Horch**, for the purpose therein contained, by signing the name of **Anne O. Goldsmith, nka Anne G. Horch, and Stephen J. Horch,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **September, 2014.**

Anna Mosley

Notary Public

My Commission Expires: 5-8-18