Davidson County DEEDWARR
Recvd: 11/06/14 13:23 3 pgs
Fees:18.00 Taxes:455.10
20141106-0102659

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#26587-2

The actual consideration or value, whichever is greater, for this transfer is **$123,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2014.

Notary Public

My commission expires: 6-30-18

(AFFIX SEAL)

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:	Map-Parcel Numbers
Danielle Ontiveros	**"New Owner"**	**128150B30400CO**
304 Post Creek Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Donna L. Forsythe, unmarried

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

Danielle Ontiveros

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

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 304 of the Post House Bellevue Condominiums, Phase Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Post House-Bellevue Condominiums, of record in Book 6838, Page 445, and as amended in Book 6846, Page 811, in Book 6846, Page 816, in Book 6838, Page 462, in Book 6846, Page 821, in Book 8047, Page 867, and as re-recorded in Book 8101, Page 562, and further amended in Book 8626, Page 588, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Post House-Bellevue Condominiums, as set out on Exhibit "B" to the First Amendment to the Master Deed (Annexation of Phase II) of record in Book 6846, Page 811 and amending the original Master Deed of record in Book 6838, Page 445, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Donna L. Forsythe, unmarried, by Warranty Deed dated July 31, 1996, from Jessie Belser, Jr., unmarried, of record in Book 10143, Page 246, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "B" to the First Amendment to the Master Deed (Annexation of Phase II) of record in Book 6846, Page 811, and amending the original Master Deed of record in Book 6838, Page 445, Register's Office for Davidson County, Tennessee;

2) Storm Water Detention Agreement of record in Book 6534, Page 325, Register's Office for Davidson County, Tennessee;

3) Charter of Post House-Bellevue Condominium Association, Inc., of record in Book 6848, Page 541, Register's Office for Davidson County, Tennessee;

4) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Post House-Bellevue Condominiums, of record in Book 6838, Page 445, and as amended in Book 6846, Page 811, in Book 6838, Page 462, in Book 6846, Page 821, in Book 8047, Page 867, and re-recorded in Book 8101, Page 562, and further amended in Book 8626, Page 588, Register's Office for Davidson County, Tennessee; and,

5) Taxes for the current year which have been prorated and were paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved property, known as: **304 Post Creek Road, Nashville, TN 37221**.

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 **31st** day of **October, 2014.**

Donna L Forsythe

Donna L. Forsythe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Donna L. Forsythe,** the within named seller, 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 Nashville, Tennessee, this **31st** day of **October, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

