(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $151,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7522 POST JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
M.T. Post	Pinnacle Bank	141060D00200CO
3003 Harpeth Springs Drive	150 3rd Avenue South Suite 900	
Nashville, TN 37221	Nashville TN 37201	

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,

ERIC W. GUNTER, AN UNMARRIED MAN

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, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3003 Harpeth Springs Drive, 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 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 my hand on the 26th day of May, 2015.

X Eric W. Gunter
Eric W. Gunter

STATE OF S.C.
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ERIC W. GUNTER, the bargainor(s), 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 Greenville S.C. this 26th day of May, 2015.

Notary Public

My Commission Expires: 7/21/18

TRICIA DeBOER
NOTARY PUBLIC
SOUTH CAROLINA
JULY 21, 2018

TRICIA DeBOER
Notary Public - State of South Carolina
My Commission Expires July 21, 2018

BILL GARRETT, Davidson County
Trans: T20150046297 DEEDWARR
Recvd: 06/11/15 11:46 2 pgs
Fees: 13.00 Taxes: 560.55
20150611-0055381

15-7522 POST JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Riverbridge Community, of record as Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of the Townhomes of Riverbridge, a horizontal property regime established by Declaration of record as Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to Eric W. Gunter, unmarried by Warranty Deed from Juan Manuel Melgoza, unmarried, recorded on the 20th day of April, 2006 in Instrument No. 20060420-0045634, in the Register's Office of Davidson County, Tennessee.

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 2015 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999 , 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. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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).