WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/15 14:20 2 pgs
Fees:13.00 Taxes:444.00
20150709-0066853



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 9th day of July, 2015

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Larsen Lancaster	SAME	128-15-0B-201.00CO
120 S Thompson Lane		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Steven S. Montgomery, Executor for the Estate of Nancy C. Montgomery**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Larsen Lancaster**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, described as a condominium, a Horizontal Property Regime, located on Post Creek Road Davidson County, Tennessee, as shown on the plat of Post House-Bellevue Condominium-Phase Three, recorded in Exhibit "B" to the Master Deed, said Register's Office, and described in a Master Deed recorded in Book 6838, Page 445, as amended in Book 6846, Page 811, further amended in Book 8047, Page 867 (re-recorded in Book 8101, Page 562), Book 6846, Page 821; Book 8044, Page 195 and Book 8626, Page 588, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Post House-Bellevue Condominium-Phase Three, contained in the Master Deed recorded in Book 6838, Page 445, as amended in Book 6846, Page 811, further amended in Book 8047, Page 867 (re-recorded in Book 8101, Page 562), Book 6846, Page 821; Book 8044, Page 195 and Book 8626, Page 588, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy Montgomery from Margarete Jarry, unmarried by Warranty Deed on February 2, 2002, of record in Instrument Number 20020226-0024191, Register's Office for Davidson County, Tennessee. The said Nancy Montgomery having since died testate on April 17, 2015, appointing Steven S. Montgomery as Executor with power to sale of record in Case No. 15P743, Davidson County Probate Court, Nashville, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Master Deed of record in Book 6838, Page 445, as amended in Book 6846, Page 811; Book 6846, Page 816; Book 6846, Page 821; Book 8044, Page 195; Book 8047, Page 867; Book 8101, Page 562 and Book 8626, Page 588, Register's Office for Davidson County, Tennessee.
- By-Laws of record set forth in instrument recorded in Book 6838, Page 462, Register's Office for Davidson County, Tennessee.
- Charter of Post House Condominium Association, Inc., of record in Book 6848, Page 541, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in in Book 6534, Page 325, Register's Office for Davidson County, Tennessee.

This is improved property known as: **201 Post Creek Road, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this July 8, 2015.

The Estate of Nancy C. Montgomery

BY: _____, Executor
Steven S. Montgomery, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven S. Montgomery** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 8, 2015

My commission expires 1/8/19

_____
Notary Public

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 11-6-17
Notary's Signature