WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062532 DEEDWARR
Recvd: 07/30/15 09:34 2 pgs
Fees:13.00 Taxes:580.53
20150730-0075035

B-VRES-15-58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Mary McCormick	**Access National Mortgage, a Division of Access National Bank**	
(NAME)	(NAME)	**119-06-0-128.00**
58 Peachtree Street	**1800 Robert Fulton Drive Suite 350**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANDREW M. POSTON AND SUSAN JANE KILLEBREW AND ANDREW M. POSTON, TRUSTEE OF THE TESTAMENTARY TRUST UNDER THE LAST WILL AND TESTAMENT OF EVELYN S. POSTON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY MCCORMICK, A SINGLE WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 50 on the Plan of Sterling Heights, Section 3 of record in Plat Book 1424, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry D. Poston and wife, Evelyn S. Poston by Warranty deed from Charles R. Shelton and wife, Frances L. Shelton of record in Book 1969, page 155, Register's Office for Davidson County, Tennessee, dated April 3, 1951 and recorded on April 3, 1951. Larry D. Poston died on February 24, 2006 and Evelyn S. Poston having since died on March 7, 2010. Evelyn S. Poston having left a Last Will and Testament, filed in the Circuit Court for Twentieth Judicial District Davidson County, Tennessee Probate Division, Docket No. 10P-468. Per the will, the Order Construing the Last Will and Testament of record as Instrument No. 20130108-0002422, and the Certification of Trust of record as Instrument No. 20130402-0032316, said Register's Office, title is vested in Andrew M. Poston, Susan Jane Killebrew, and Andrew M. Poston, Trustee of the Testamentary Trust under the Last Will and Testament of Evelyn S. Poston, Case No. 10-P-468 in the Circuit Court for the Twentieth District, Davidson County, Tennessee Probate Division. Said property is not and has never been the primary marital residence of the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 113, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4168, Page 808, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **58 Peachtree Street, Nashville, Tennessee 37210**.

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 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 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 the 28th DAY OF JULY, 2015.

Andrew M. Poston

Susan Jane Killebrew

Andrew M. Poston, Trustee of the Testamentary Trust under the Last Will and Testament of Evelyn S. Poston

Andrew M. Poston, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW M. POSTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN JANE KILLEBREW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew M. Poston, Trustee of the Testamentary Trust under the Last Will and Testament of Evelyn S. Poston, Case No. 10-P-468 in the Circuit Court for the Twentieth District, Davidson County, Tennessee Probate Division, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of July, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212