ADDRESS NEW OWNER:
David Post
Angela Post
509 Menees Lane
Madison, TN 37115

SEND TAX BILL TO:
First Community Mortgage, Inc.
202 Robert Rose Drive, Suite 301
Murfreesboro, TN 37129

MAP & PARCEL NOS.:
63-107.00

BILL GARRETT, Davidson County
Trans:T20150099913 DEEDWARR
Recvd: 11/24/15 11:32 2 pgs
Fees:13.00 Taxes:740.00
20151124-0119090

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jo Ann Banks, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **David Post and Angela Post, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**A tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being a part of Lot No. 4 on the Plan of the lands of the children of Henry C. Menees, as of record in Minute Book M, Page 285, Office of the County Court Clerk for said County, and being a part of Lot B on the unrecorded plan of the survey of certain parcels of land owned by Henry C. Menees, deceased, as laid out and provided by Anderson and Gee, Surveyors, described as follows:**

**Beginning at a pin in the center line of Menees Road; thence with said center line of Menees Road, north 89 deg. 0 min. west 150.0 feet to a pin; thence leaving said Menees Road, south 0 deg. 42 min. east 580.8 feet to a stake; thence south 89 deg. 0 min. east 150.0 feet to a stake; thence north 0 deg. 48 min. west, along a fence, 580.8 feet to the point of beginning, containing 2.0 acres, more or less.**

**Being the same property conveyed to Herbert Lynn Banks and wife, Jo Ann Banks, from Nannie Menees Cummings by Warranty Deed recorded on November 10, 1966, in Book 4076, Page 179, Register's Office for Davidson County, Tennessee. Herbert Lynn Banks died on June 1, 1994, leaving Jo Ann Banks as the sole surviving tenant by the entirety.**

This is property with a common address of **509 Menees Lane, Madison, TN 37115**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid at closing by the Grantor; (2) The Plan of Record in Minute Book M, Page 285, said Register's office and all matters therein; (3) Any and all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of November, 2015.

**Jo Ann Banks**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jo Ann Banks, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **23rd** day of **November 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1511-254

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn before me this 23rd day of November, 2015.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017