BILL GARRETT, Davidson County
Trans:T20160020478 DEEDWARR
Recvd: 03/14/16 10:05 2 pgs
Fees:13.00 Taxes:577.20

20160314-0023821

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline Margaret Scism	Caroline Margaret Scism	128150B30700CO
(NAME)	(NAME)	
307 Post Creek Road	307 Post Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ryan A. Ortega, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caroline Margaret Scism, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 307, as shown on the Post House-Bellevue Condominium, Phase Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, of record in the First Amendment to Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, Page 811 and referred to as Exhibit "B" found at Page 813, 814, and 815, to which plan reference is made for a more complete description; Book 6846, Page 811, Amending original Master Deed, of record in Book 6838, Page 445; all referenced of record in the Register's Office for Davidson County, Tennessee, 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 Plat of Post House-Bellevue Condominium as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Ryan A. Ortega by Warranty Deed from Richard O'Donnell, dated July 7, 2009, and filed of record in Instrument No. 20090708-0063903, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 307 Post Creek Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 4 day of March, 2016.

X _____
Ryan A. Ortega

State of Maryland
County of Montgomery

Personally appeared before me Ryan A. Ortega, ~~with whom I am personally acquainted~~, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4 day of March, 2016.

_____
Notary Public
My Commission Expires: April 16, 2016

File No.: 11036

JARED CHAMBERS
Notary Public
Montgomery County
Maryland
My Commission Expires April 16, 2016