WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $158,600.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

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THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8186 CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
M.T. Post and S.S. Post	Pinnacle Bank	091050C72400CO
500 Lezanne Way	150 3rd Ave S. #900	
Franklin, TN 37069	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,

ANDREW D. COGNATA, 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 724 Vernon Avenue, Nashville, TN 37209

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, 2016.

Andrew D. Cognata

BILL GARRETT, Davidson County
Trans: T20160045002 DEEDWARR
Recvd: 05/27/16 11:45 2 pgs
Fees: 13.00 Taxes: 586.82
20160527-0053658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANDREW D. COGNATA, 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 Nashville, Tennessee, this 26th day of May, 2016.

Notary Public

My Commission Expires: 3-15-20

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

16-8186 CD

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, being Unit No. 724 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200610024-0131877, Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restriction. Reference is hereby made to the Plan of Vernon Avenue Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20061024-0131877 for a more complete identification and description of said units.

Being the same property conveyed to Andrew D. Cognata, unmarried by Warranty Deed from Cara N. Laiolo, recorded on the 10th day of June, 2013 in Instrument No. 20130610-0058547, 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.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 25, 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).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20061024-0131877 , 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).

5. Charter of Vernon Avenue Townhouse Corporation recorded at Instrument No. 20061024-0131878.

6. Easement for Sewer, Stormwater, Water Mains, Pumps & Appurtenances, recorded in Instrument Nos. 20060228-0022628, 20060309-0027613, 20060509-0053837 and 20060912-0112820.

7. Stormwater Detention Agreement recorded at Instrument Nos. 20060309-0027611 and 20060825-0105279.

8. An Application to combine Parcels recorded at Instrument No. 20050811-0095439.