BILL GARRETT, Davidson County
Trans:T20160053381 DEEDWARR
Recvd: 06/23/16 08:34 2 pgs
Fees:13.00 Taxes:710.40
20160623-0063878

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON
The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2016.

Notary Public
My commission expires: 10/26/16

JERI ROPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1605-76431

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Adam Post	Franklin American Mortgage	075-04-0-049.00
4542 Baton Rouge Drive	6100 Tower Circle Ste 600	
Hermitage TN 37076	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judy C. Fann now known as Judy C. Youngblood, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Adam Post and Karen Post, husband and wife**, hereinafter called the Grantees, their successors 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 Lot No. 290, on the Plan of Section Five, Tulip Grove, of record in Book 4175, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy C. Fann and husband, Richard D. Fann by deed from Eva M. Kelly, unmarried, dated October 15, 1996, recorded October 22, 1996, of record in Book 10233, Page 643, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Judy C. Fann by Quitclaim Deed from Richard D. Fann, dated February 3, 2009, recorded February 5, 2009, of record in Instrument No. 20090205-0009853, Register's Office for Davidson County, Tennessee. Final Divorce Decree In Docket No. 08D-2256, Fourth Circuit Court of Davidson County, Tennessee.

The subject property is not the principal residence of the spouse of the Grantor herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4542 Baton Rouge Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20th day of June, 2016.

Judy C Youngblood

Judy C. Youngblood

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Judy C. Youngblood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20th day of June, 2016.

Jackie Malone

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

