Return to: Bridgehouse Title

(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16068051** BILL GARRETT, Davidson County Trans:T20160053989 DEEDWARR Recvd: 06/24/16 10:48 2 pgs Fees:13.00 Taxes:481.00 20160624-0064584	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Dwight P Wiles Affiant Subscribed and sworn to before me, this 22nd day of June, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Jennifer Psait 401 POST CREEK RD Nashville, TN 37221-2132	Send Tax Bills To: New Owner's Lender Finworth Mortgage LLC 2106 Crestmoor Rd Nashville, TN 37215	Tax Information: Tax Parcel ID No. 128-15-0B-401.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dwight P. Wiles, Trustee of the 401 Post Creek Road Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Psait**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 401 on the Plan of Post House - Bellevue Condominium, Phase I, as shown on Exhibit C to the Master Deed of record in Plat Book 6838 Page 472, 473 and 474, Book 6838 Page 445, Book 6846 Page 811, Book 6846 Page 816, Book 6846 Page 821, Book 8044 Page 195, Book 8047 Page 867, re-recorded in Book 8101 Page 562 and Book 8626 Page 588, all in the Registers 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 Dwight P. Wiles, Trustee of the 401 Post Creek Road Trust by Warranty Deed from Charles E. Jaeger, married, recorded on the 4th day of June, 2012 in Instrument No. 20120604-0048345, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Charter of Post House - Bellevue Condominium Association recorded in Book 6848, Page 541.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing POST HOUSE-BELLEVUE CONDOMINIUM, PHASE I of record in Book 6838, Page 445 , as amended by instrument(s) of record in Book 6846, Page 811, Book 6846, Page 816, Book 6846, Page 821, Book 8044, Page 195, Book 8047, Page 867 and Book 8626, Page 588.

Stormwater Detention Agreement as set forth in instrument recorded in Book 6534, Page 325.

This is improved property located at 401 POST CREEK RD Nashville, TN 37221-2132.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2016.

Dwight P. Wiles, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight P. Wiles, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is trustee of the 401 Post Creek Road Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of June, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018