BILL GARRETT, Davidson County
Trans: T20160058681 DEEDWARR
Recvd: 07/11/16 09:48 2 pgs
Fees: 13.00 Taxes: 943.50
20160711-0070457

State of Tennessee
County of ~~Rutherford~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2016.

Notary Public

My commission expires: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kathryn Caroline Troxler	new owner	**083 070 142.00**
712 Powers Ave.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Larry Post and wife, Brenda R. Post

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn Caroline Troxler, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 8, BLOCK B, MAP OF TILLMAN SUBDIVISION, PART 1, according to survey and plat of same appearing of record in Plat Book 1130, page 29 of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

BEING the same property conveyed to Larry Post and wife, Brenda R. Post by deed of record in Book 707, page 6606, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all matters of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **712 Powers Ave., Nashville, TN 37206**

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, her heirs and assigns forever. The GRANTORS covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her 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 hand(s) this **6th** day of **July, 2016.**

Larry Post

Brenda R. Post

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Larry Post and Brenda R. Post,** the within named sellers, with whom I am personally acquainted (or 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, at office, this **6th** day of **July, 2016.**

Notary Public

My Commission Expires: 10-16-2018

