WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160063926 DEEDWARR
Recvd: 07/25/16 15:12 2 pgs
Fees: 13.00 Taxes: 925.00
20160725-0076499

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JULY, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-23-16

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23 2016

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8364 BENKERT JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ronald J. Benkert Jr. and Fanrong Kong	Same as new owner	161100B04400CO
5129 English Village Drive		
Nashville, TN 37211		

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,

M. T. POST AND S. S. POST, HUSBAND AND WIFE

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

RONALD J. BENKERT JR. , AND WIFE, FANRONG KONG

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 Lot No. 235, on the Plan of Villages of Brentwood, Revision of Lots 230 thru 240, Phase Six, of record in Plat Book 7900, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 235 fronts 60.0 feet on the Northerly margin of English Village Drive and extends back 151.02 feet on the Westerly line and 151.48 feet on the Easterly line to a broken line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed by Warranty Deed from Anne O. Goldsmith, now known as Anne G. Horch, and Stephen J. Horch, wife and husband to M. T. Post and S. S. Post, Husband and Wife, as recorded on the 16th day of September, 2014 in Instrument No. 20140916-0084582 and Warranty Deed from Andrew T. Patton and wife, Joylyn M. Patton to Anne O. Goldsmith, single woman and Stephen J. Horch, a single man, as recorded on the 31st day of August, 2007 in Instrument No. 20070831-0104938, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 6, REVISION OF LOTS 230 THRU 240, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6900, Page(s) 280, revised in Plat Book 6900, Page 289, Plat Book 6900, Page 316 and Plat Book 7900, Page 1, 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).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6143, Page 11, amended in Book 7900, Page 1 , 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).

e. Charter of Villages of Brentwood Homeowners Association recorded in Book 6158, Page 352.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.

This is improved property known as 5129 English Village Drive, Nashville, TN 37211

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 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 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 our hand on the 22nd day of July, 2016.

M. T. Post

S. S. Post

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, M. T. POST AND S. S. POST, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of July, 2016.

Notary Public

My Commission Expires:

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

File #: 16-8364 BENKERT JV L

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067