WARRANTY DEED

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-BR-16-7277-345-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20160071875 DEEDWARR
Recvd: 08/18/16 09:27 2 pgs
Fees:13.00 Taxes:902.80
20160818-0086222

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
M.T. Post and S.S. Post	Pinnacle Bank	
(NAME)	(NAME)	114-08-0C-130.00-CO
7277 Charlotte Pike #345	150 3rd Ave South #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5049	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL L. GRAVES AND DAVID SCOTT GRAVES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M.T. POST AND S.S. POST, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 126 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc. of record as instrument number 20040304-0024541 as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners association, Inc. of record as instrument number 20041221-0151636 and also amended in instrument number 20060202-0013378, Register's Office for Davidson County, Tennessee, to which matters references are hereby made.

Being the same property conveyed to Rachel L. Lewis, an unmarried woman by Warranty deed from Christopher Najpaver and wife, Kelsey Najpaver and Bernard Brown of record in Instrument No. 20100512-0036361 Register's Office for Davidson County, Tennessee, dated May 10, 2010 and recorded on May 12, 2010.

Rachel L. Lewis having since married and is now known as Rachel L. Graves. David Scott Graves joins in this coveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Boundary Plat of record as Instrument Number 20041112-0136248, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of West Park, Phase One, of record in Instrument Number 20040624-0075135, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Boundary Plan of West Park of record in Instrument No. 20040624-0075136, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040304-0024541, as amended and supplemented in Instrument No. 20041221-0151636, as further amended in Instrument No. 20050222-0018812, and as further supplemented in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Instrument No. 20120731-0067330, Register's Office for Davidson County, Tennessee.
- An Overhand Easement for electric power lines and incidental use over a portion of the property granted the Metropolitan Government by The Eldorado Company of record in Book 6301, Page 684, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030530-0073233, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike #345, Nashville, Tennessee 37209-5049**.

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 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 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 the 17th DAY OF AUGUST, 2016.

Rachel L. Graves

David Scott Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL L. GRAVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2016.

Notary Public
My Commission Expires: 8-20-2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID SCOTT GRAVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2016.

Notary Public
My Commission Expires: 8-20-2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067