File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088890** BILL GARRETT, Davidson County Trans:T20160083021 DEEDWARR Recvd: 09/21/16 14:35 2 pgs Fees:13.00 Taxes:569.80 20160921-0099674	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $154,000.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2016. Notary Public My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

Address New Owner: Zachary J. Hall and Gail Lynn Hall 212 Post Creek Road Nashville TN 37221	Send Tax Bills To: New Owner XXXXXXXXX LEGACY MUTUAL MORTGAGE 3503 PAESANOS PARKWAY SAN ANTONIO, TX 78231	Tax Information: Tax Parcel ID No. 128-15-0B-212.00 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, **Brandy Crawford n/k/a Brandy Tidwell, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary J. Hall and Gail L. Hall, joint tenants with right of survivorship,** ("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. 212, on the Horizontal Property Regime for Post House-Bellevue Condominium, Phase Three, as recorded in the Master Deed of record in Book 6838, page 445, amended in Second Amendment to Master Deed (Annexation of Phase III) of record in Book 6846, page 816, Corrected Second Amendment to Master Deed (Annexation of Phase III) in Book 8047, page 867, which was re-recorded in Book 8101, page 562 ; said Master Deed being further amended in Book 8626, page 588, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BRANDY CRAWFORD, by deed from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record in Instrument No. 20140605-0048906, dated June 3, 2014, said Register's Office.

Cory Tidwell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 128-15-0B-212.00 CO.

Davidson County taxes for 2015, Map-Par. 128-15-0B-212.00 CO, $1,048.70, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Book 6838, page 445, Book 6846, page 816, Book 8047, page 867, Book 8101, page 562 and Book 8626, page 588, said Register's Office.

Storm Water Detention Agreement of record in Book 6534, page 325, said Register's Office.

This is improved property located at 212 Post Creek Road Nashville TN 37221

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 20th day of September, 2016.

Brandy Crawford, Brandy Tidwell by Tidwell

Brandy Crawford n/k/a Brandy Tidwell Cory Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandy Crawford and Cory Tidwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2016.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018