This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $185,000.00.

Affiant

Subscribed and sworn before me this the 24th day of October, 2016.

Notary Public
My commission expires: 9-10-2018

BILL GARRETT, Davidson County
Trans:T20160094114 DEEDWARR
Recvd: 10/25/16 11:03 2 pgs
Fees:13.00 Taxes:684.50
20161025-0112682

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Carol Schuil 208 Post Creek Road Nashville, TN 37221-2113	New owner	128-15-0B-208.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN E. LEIVA AND TIFFANY LEIVA, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAROL SCHUIL, a single person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 208 of Post House- Bellevue Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Post House-Bellevue Condominium of record in Book 6838, Page 445, amended in Book 8047, page 867, Book 6838, Page 445, Book 6838, Page 472, Book 6846, Page 811, Book 6846, Page 821, Book 8044, Page 195, Book 8101, Page 562, Book 8626,Page 588, Book 6838, Page 472, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jonathan E. Leiva and Tiffany Leiva, husband and wife by Warranty deed from Wendolyn G. Smith N/K/A Wendolyn Whitford Smith and Chason T. Smith, husband and wife of record in Instrument No. 20071106-0131056 Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 6, 2007.

Being also known as 208 Post Creek Road Nashville, TN 37221.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 208 Post Creek Road, Nashville, TN 37221-2113.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of October, 2016.

Jonathan E. Leiva

Jonathan E. Leiva

Tiffany Leiva

Tiffany Leiva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan E. Leiva and Tiffany Leiva, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2016.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY