WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8676 POST JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael T. Post	Pinnacle Bank	095050B06700CO
2120 LEBANON PIKE #41	150 3rd Avenue South Ste. 1000	
Nashville, TN 37210	Nashville TN 37201	

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

DANA BICKETT N/K/A DANA HICKLIN AND DAVID HICKLIN, HUSBAND AND WIFE

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

M.T. POST AND S.S. POST, JOINT TENANTS

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

SEE EXHIBIT "A"

This is improved property known as 2120 LEBANON PIKE #41, Nashville, TN 37210

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/or 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/or 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 on the 13th day of December, 2016.

Dana Bickett n/k/a Dana Hicklin

David Hicklin, by Dana Hicklin as his Attorney-in-Fact

David Hicklin, by Dana Hicklin as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On the 13th day of December, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Dana Hicklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of David Hicklin for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of David Hicklin.

Witness my hand and official seal at Nashville, Tennessee

Notary Public
My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2016.

Notary Public
My Commission Expires

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

BILL GARRETT, Davidson County
Trans: T20160109803 DEEDWARR
Recvd: 12/14/16 11:27 2 pgs
Fees: 13.00 Taxes: 632.70

20161214-0131067

file # 16-8676 POST JV LG

EXHIBIT A - LEGAL DESCRIPTION

Being Unit No. 41 on the Master Deed of Easthaven Townhomes of record as Exhibit A-2 in Declaration of Covenants, Conditions and Restrictions establishing a Planned Unit Development of record in Instrument 20010806-0083543, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dana Bickett, unmarried* by Warranty Deed from Andre Holland and wife, Stacey-Ann Holland, recorded on the 1st day of October, 2009 in Instrument No. 20091001-0091372, in the Register's Office of Davidson County, Tennessee.

*Dana Bickett having since married David Hicklin is now now as Dana Hicklin.

This instrument is being executed in behalf of Dana Bickett n/k/a Dana Hicklin and David Hicklin pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20161214-0131066 , Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

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

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, as amended at Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570 , 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).

4. Charter recorded at Instrument No. 20010806-0083542, as amended at Instrument No. 20020709-0082356.

5. Easement recorded in Instrument No. 20031007-0147962.

6. Deed of Conveyance to Easthaven Townhomes Owner's Association, Inc. by Quit Claim Deed recorded at Instrument No. 20020709-0082358, as corrected at Instrument No. 20020710-0083021.

7. Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20040319-0031672.

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010628-0068559.