WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046998 DEEDWARR
Recvd: 06/02/17 13:40 2 pgs
Fees:13.00 Taxes:647.81
20170602-0055259

W-FC-17-1705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,085.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRYAN D. SPICER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M.T. Post and S.S. Post	**M.T. Post and S.S. Post**	
(NAME)	(NAME)	**109-05-0-D-34.00 CO**
1705 Lincoya Bay Drive	**500 Leanne Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Franklin, TN 37069**	
(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, **ANNA ELLIOTT DOUGLASS, UNMARRIED,** 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,** 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 No. 1705, The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and First Supplementary Declarations of record in Instrument No. 20041028-0129585 and Second Supplementary Declarations of record in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585 and amended in Instrument No. 20050923-0114373, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Anna Elliott Douglass, unmarried, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, recorded August 31, 2005 in Instrument No. 20050831-0104022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Instrument No. 20000918-0092189 and Instrument No. 20041028-0129585, 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 20040628-0076712, supplemented in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee. Instrument No. 20021204-0149456; Instrument No. 20021216-0154761; Instrument No. 20030529-0072377; Instrument No. 20030930-0144058.
- Charter of record in Instrument Number 20060314-0028980, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common areas of record in Instrument Number 20061229-0161140, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 7121, Page 169, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 5406, Page 470, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 6185, Page 216, Book 7498, Page 726 and Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
- Subject to restriction in Deed of record in Instrument Number 20021204-0149456, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1705 Lincoya Bay Drive, Nashville, Tennessee 37214**.

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 26th DAY OF MAY, 2017.

Anna Elliott Douglass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA ELLIOTT DOUGLASS, 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 26th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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