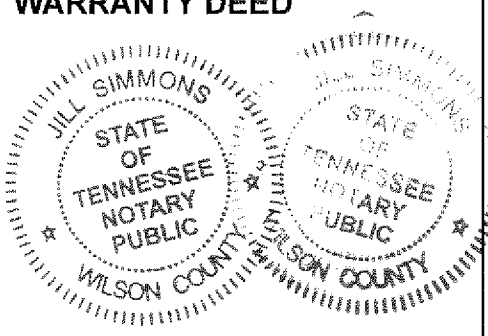
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josephine M. Chromy	Josephine M. Chromy	128-15-0B-416.00-C
(NAME)	(NAME)	
416 Post Creek Road	416 Post Creek Road	Davidson County DEEDWARR Recvd: 06/19/17 14:04 3 pgs Fees:18.00 Taxes:610.50 **20170619-0061361**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, we, **Sarah Williams Suarez and Nelson Suarez, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Josephine M. Chromy, unmarried**, hereinafter called the GRANTEE(S), assigns, a 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. 416, Post House-Bellevue Condominiums, Phase I, a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of record in Book 6838, Page 445, as amended in Book 6846, Page 811, as amended of record in Book 6846, Page 821, as amended of record in Book 8047, Page 867, as amended of record in Book 8101, Page 562, as amended in Book 8626, Page 588, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Sarah Williams, an unmarried woman by Warranty Deed from Krista M. Darting, unmarried, dated January 30, 2015 and recorded February 3, 2015 of record in Instrument No. 20150203-0010081, Register's Office for Davidson County, Tennessee.

The said Sarah Williams having since married is now known as Sarah Williams Suarez.

The said Sarah Williams Suarez joins in this conveyance with her Husband who waived any and all rights in said property.

Covenants, conditions, easements and restrictions recorded in Book 6838, Page 445, First Amendment recorded in Book 6846, Page 811, Third Amendment recorded in Book 6846, Page 821, Corrected Second Amendment recorded in Book 8047, Page 867, Re-recorded in Book 8101, Page 562 and Fourth Amendment recorded in

Book 8626, Page 588, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement recorded on April 16, 1985 in Book 6534, Page 325, in the Register's Office for Davidson County, Tennessee. Charter of Post House-Bellevue Condominium Association recorded in Book 6848, Page 541, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 416 Post Creek Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 15th day of June, 2017.

Sarah Williams Suarez

Nelson Suarez

State of Tennessee
County of Wilson

Personally appeared before me Sarah Williams Suarez and Nelson Suarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMBO HOLT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

