THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33815-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2017. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: M. T. POST & S. S. POST 500 Leanne Way Franklin, TN 37069	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 118-03-0-120.00

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, **Aimee Wallin Marlar, formerly known as Aimee R. Wallin, and husband Clinton A. Marlar,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Aimee Wallin Marlar, formerly known as Aimee R. Wallin ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M. T. POST & S. S. POST, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2741 Rosedale Place, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170065425 DEEDWARR
Recvd: 07/31/17 12:56 3 pgs
Fees:18.00 Taxes:1313.50
20170731-0077372

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2017.

Aimee Wallin Marlar, f/k/a Aimee R. Wallin

Clinton A. Marlar, by Aimee Wallin Marlar, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aimee Wallin Marlar, f/k/a Aimee R. Wallin, 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, at office, this 27th day of July, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aimee Wallin Marlar, 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, and who further acknowledged that she is the Attorney-in-Fact for Clinton A. Marlar, and (s)he is authorized by Clinton A. Marlar to execute this instrument on his behalf.

Witness my hand and seal, at office, this 27th day of July, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Phase Two Rosedale Place, as of record in Plat Book 11190, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Aimee R. Wallin by deed dated April 14, 2004 from Cendant Mobility Financial Corporation of record in Instrument No. 20040503-0049925, Register's Office for Davidson County, Tennessee. Aimee R. Wallin having since married and is now known as Aimee Wallin Marlar.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 118 03 0 120 00.
2. All matters appearing on the Plan of record as Book 11190, page 18, Register's Office for Davidson County, Tennessee.