WARRANTY DEED

Bill Garrett Davidson County
Batch# 2674 DEEDWARR
09/20/2017 01:31:33 PM 3 pgs
Fees: $18.00 Taxes: $703.00

20170920-0096458

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00.

R. Butler Murrell 18SEPT'17
Affiant

Subscribed and sworn to me on September 18, 2017.

NOTARY PUBLIC

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30938

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
R. Butler Murrell 210 Post Creek Road Nashville, TN 37221	NEW OWNER	128-15-0B-310.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Yvonne Taylor and Latina Davis-Taylor, married to each other**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **R. Butler Murrell**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING a certain Condominium Apartment located in Davidson County, Tennessee, being Unit No. 310 of the First Amendment to Master Deed for Post House-Bellevue Condominium (Annexation of Phase II), a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee code Annotated and as established by a Master Deed for Post-House-Bellevue Condominiums of record in Book 6838, Page 445,as amended in Book 6846, Page 811, and further amended in Book 8626, page 588, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Phase Two Post-House-Bellevue Condominiums, for placement of Units, as shown on Exhibit "B" to the First Amendment to Master Deed of record in Book 6846, Page 811,said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jerry Ragsdale, unmarried by Warranty Deed from Estate of Maria Pacheco of record on October 17, 2002 in Instrument No. 20021017-0127660 Register's Office for Davidson County, Tennessee. Note: Estate of Maria Pacheco, see Chancery Court of Davidson County, Tennessee, file No. 02P608. Loyda Cracroft, Co-Executor, signs on behalf of the estate.

Being the same property conveyed to Yvonne Taylor and Latina Davis-Taylor, married to each other by Warranty Deed from Jerry Ragsdale, unmarried, of record on October 23, 2015 in Instrument No. 20151023-0108151 Register's Office for Davidson County, Tennessee.
The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County property taxes, a lien, which have been paid by the Grantor herein, and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Post House-Bellevue Condominium of record in Book 6838, Page 445, as amended in Book 6846, Page 811, and in Book 8626, Page 588, Register's Office for Davidson County, Tennessee.
3. Charter of record in Book 6848, Page 541, in the Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Book 6534, Page 325, in the Register's Office for Davidson County, Tennessee.
5. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
6. Rights of others in and to the common areas and/or elements.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 310 Post Creek Road, Nashville, TN 37221.

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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 18th day of September, 2017.

Yvonne Taylor

Latina Davis-Taylor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Yvonne Taylor and Latina Davis-Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 18, 2017.

My Commission Expires: 3/3/18

NOTARY PUBLIC

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES March 03, 2018