PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 37416 DEEDWARR
12/15/2017 01:43:55 PM 2 pgs
Fees: $13.00 Taxes: $666.74

20171215-0128081

W & I Ref: (RE) Title No.: 59343
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Martine Sanders 209 Post Creek Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 128150B20900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$180,200.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon S. Starnes, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martine Sanders** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 209 of Post House Bellevue Condominium Phase Three, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 8047, page 867 rerecorded in Book 8101, page 562 amending the original Master Deed of record in Book 6838, page 445, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sharon S. Starnes, unmarried by Warranty Deed from Pamela Orlando Feuerbacher and John Feuerbacher, wife and husband, dated April 28, 2014 and recorded on May 5, 2014 of record in Instrument No. 20140505-0037823, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the corrected second amendment to the Master Deed in Book 8047, page 867, rerecorded in Book 8101, page 562 amending the original Master Deed in Book 6838, page 445, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6838, page 445 amended in Book 6846, page 811, Book 6846, page 816, Book 8044, page 195, Book 8047, page 867, Book 8101, page 562, Book 8626, page 588, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 209 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of December, 2017.

Sharon S. Starnes

Sharon S. Starnes

State of Tennessee

County of Davidson

On this 14th day of December, 2017, before me the undersigned authority, personally appeared Sharon S. Starnes, 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 the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $180,200.00.

Affiant

Sworn and subscribed before me this 14th day of December, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018