Bill Garrett Davidson County
Batch# 70752 DEEDWARR
03/19/2018 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20180319-0025647

WARRANTY DEED

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joshua D. Post	First Choice Lending	122 01 0A 338.00
(NAME)	(NAME)	
240 Buck Run Dr.	9821 Coggill Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Eight Thousand And No/100 Dollars ($168,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Phyllis I. Summers, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joshua D. Post, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land Davidson County, Tennessee, Being Unit No. 5 in Woodland Point, Phase IX, a private element, horizontal property regime being the townhome area at Woodland Point, located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a horizontal property regime with private elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (The "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, said Register's Office (The "First Supplement and the Original Declaration" Being collectively referred to as the "Declaration"), 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 Woodland Point, Phase IX, a private element horizontal property regime, contained in the said declaration, the plan filed as exhibit "B" to said First Supplement appearing at page 6 thereof, and bylaws appended thereto as exhibit "B" appearing at page 6 thereof, and bylaws appended thereto as exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office, are incorporated in this deed by reference and made part hereof the same as though copied herein.

File Number: FRN-181347SSO

Being the same property conveyed to Phyllis I. Summers, unmarried by Warranty Deed from William Clay Farrar, an unmarried man, dated May 31, 2013 and recorded June 05, 2013, in Instrument No. 201306050056741, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 240 Buck Run Dr., Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 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.

Witness our hands this 13th day of March, 2018.

Phyllis I. Summers by Chad Pace, as Attorney In Fact

Attorney in Fa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chad Pace, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Phyllis I. Summers, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Phyllis I. Summers, for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-181347SSO

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

