Bill Garrett Davidson County
Batch# 85637 DEEDWARR
04/27/2018 10:25:28 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20180427-0039787

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
~~5200 Maryland Way~~ 522 B Brandies Cr
Suite ~~202~~ 1
~~Brentwood, Tennessee 37027~~ Murfreesboro TN 37128
File No.: TN1810345

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2018.

NOTARY PUBLIC

My commission expires: 8-22-21

TAHIRA JAYE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca B. Baldwin 202 Post Creek Nashville, TN 37221	Same address as new owner	128-15-0-B-202.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALAN RIDLEY WILLIAMS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **REBECCA B. BALDWIN, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Unit No. 202 as shown on the Plan of Post House-Bellevue Condominium Phase III in the corrected second amendment to Master Deed for Post House-Bellevue Condominiums (Annexation of Phase III) of record in Plat Book 6846, page 816, amending Master Deed in Book 6838, page 445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Beverly J. Dowdy, unmarried, by Warranty Deed from Bellevue Post House, Inc., dated 7/31/1992, recorded 8/10/1992, of record in Book 8697, page 513, in the Register's Office for Davidson County, Tennessee.

See Affidavit of Heirship of record in Instrument No. 20150819-0083407, said Register's Office. The said Beverly J. Dowdy married Alan Ridley Williams on 10/11/2008 in Nashville, TN and remained so until her death. Beverly J. Dowdy was never married prior to her marriage to Alan Ridley Williams, and no child was ever born to Beverly. No children were ever adopted by Beverly J. Dowdy. The said Beverly J. Dowdy died intestate on 6/10/2015.

The said Alan Ridley Williams was the only heir at law of the said Beverly J. Dowdy, therefore under the laws of descent and distribution of the State of Tennessee, title was vested in Alan Ridley Williams. (NOTE: A Small Estate case was opened in the Circuit Court of Davidson County, Tennessee, Probate Division, under Docket # 15P1300.)

The address of the herein described property is believed to be 202 Post Creek, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of April, 2018.

Alan Ridley Williams

ALAN RIDLEY WILLIAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Alan Ridley Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of April, 2018.



Notary Public

Roger E. Sheaves Jr.
Printed Notary Name

My commission expires: 7/8/19