Bill Garrett Davidson County
Batch# 111903 DEEDWARR
07/03/2018 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $769.60
20180703-0064282

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $208,000.00.

Affiant

Sworn to and subscribed before me this 28th day of June, 2018.

Notary Public
My Commission Expires: 11-08-2021

Morgan Harrison State of Tennessee Notary Public Davidson County

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Justin Geoffery Malais	303 Post Creek Rd	Liberty Financial	
303 Post Creek Rd		a Division of ETFCU	128-15-0B-303.00-CO
Nashville, TN 37221	Nashville, TN 37221	9520 Ormsby Station Road, Suite 20	
		Louisville, KY 40223	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Rachel Kerr, a single woman** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Justin Geoffrey Malais,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No 303 as shown on the Post House-Bellevue Condominium, Phase Two of record in the First Amendment to Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, Page 811, and referred to as Exhibit "B" found at pages 813, 814, and 815 to which plan reference is hereby made for a more complete description; Book 6846, Page 811 amending original Master Deed, of record in Book 6838, Page 445; all reference of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel Kerr by Warranty deed from Jose Londono, married of record in Instrument No. 20150827-0086839 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 27, 2015. (Value of consideration shown in aforementioned deed $142,500.00.) Being also known as 303 Post Creek Rd Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018, a lien not yet due and payable.
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; Book 6846, Page 816 and Book 6846, Page 821, as corrected in Book 8047, Page 867, as re-recorded in Book 8101, Page 562, and as further amended in Book 8044, Page 195 and in Book 8626, Page 588, Register's Office for Davidson County, Tennessee.
By-Laws of Post House-Bellevue Condominium Association of record in Book 6838, Page 462, in the Register's Office for Davidson County, Tennessee.
Charter of Post House-Bellevue Condominium Association of record in Book 6848, Page 541, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Book 6838, Page 445, Register's Office for Davidson County, Tennessee, as subsequently amended.
Storm Water Detention Agreement of record in Book 6534, Page 325, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of June, 2018.

Rachel Kerr

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Rachel Kerr,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 28th day of June, 2018.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY