WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $169,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF AUGUST, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2020

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THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9575

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
M.T. Post and S.S. Post	M.T. Post and S.S. Post	172120D59300CO
6967 SUNNYWOOD DRIVE	2105 Casterline Ct.	
NASHVILLE, TN 37211	Franklin TN 37069	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANNE M. TYLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

M.T. POST AND S.S. POST, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6967 SUNNYWOOD DRIVE, NASHVILLE, TN 37211

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), their heirs and/or 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 my hand on the 17th day of August, 2018.

Anne M. Tyler

Bill Garrett Davidson County
Batch# 130927 DEEDWARR
08/20/2018 12:08:18 PM 2 pgs
Fees: $13.00 Taxes: $625.30

20180820-0082297

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANNE M. TYLER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of August, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9575

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Condominium No. 323-C of the Town Center at Lenox Village, shown as part of Unit "B" on Exhibit "B? of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee, annexing Lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427 in said Register's Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 20070830-0104305, Scrivener's Affidavit at Instrument No. 20070924-0113720 and Instrument No. 20070830-0104306, Scrivener's Affidavit at Instrument No. 20070924-0113721, amend the Supplemental Instruments of record as Instrument No. 20070103-0001283 and Instrument No. 20070103-0001284 in said Register's Office.

Being the same property conveyed by Warranty Deed from Lawrence R. Weyand III and Judy Weyand, husband and wife to Anne M. Tyler, as recorded on the 3rd day of June, 2011 in Instrument No. 20110603-0042517 and Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Judy Weyand and husband, Lawrence R. Weyand, III, as recorded on the 16th day of February, 2007 in Instrument No. 20070216-0019903, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

c. Matters shown on Plan of record as Instrument No. 20050120-0007427, and revised and shown as Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee.

d. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-0062221 in said Register's Office.

e. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133 in said Register's Office.

f. The subject lot is designated as a Special Use Parcel by the amendment of record as Instrument No. 20070103-0001284, and further converted into condominium units by the amendment of record as Instrument No. 20070830-0104306, as corrected by Scrivener's Affidavit of record as Instrument No. 20070924-0113721, in said Register's Office.

g. Charter of Lenox Villlage of record as Instrument Nos. 20020412-0045831 and 20031016-0153550.

h. Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office.

i. Stormwater Detention Agreement of record as Instrument No. 20040305-0025146 in said Register's Office.

j. Subject to the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center of Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716, as made applicable by First Supplement of record as Instrument No. 20070103-0001283, as amended by Instrument No. 20070830-0104305, Scrivener's Affidavit recorded at Instrument No. 20070924-0113720 and Ratification Amendment recorded at Instrument No. 20080403-0033975.

k. FYI - Specific Power of Attorney recorded at Instrument No. 20110603-0042518.

l. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

m. Property taxes for the current year.