(4)

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154230 **DEEDWARR**
10/26/2018 08:37:39 AM 2 pgs
Fees: $13.00 Taxes: $821.40

20181026-0106098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
M. T. Post and S. S. Post	New Owner	117 07 0D 017.00
(NAME)	(NAME)	
500 Leanne Way		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William S. Fennell and Julia Nelson Fennell, husband and wife, and as heirs at law of Steven T. Fennell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **M. T. Post and S. S. Post**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 17 on the Amended Condominium Site Plan of Park Green, of record in Book 5200, Page 719, amended in Book 6250, Page 253, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven T. Fennell by Warranty Deed from Kenneth L. Ellzy, an unmarried man dated April 10, 2002 and recorded April 15, 2002 as Instrument No. 20020415-0046375, in said Register's Office for Davidson County, Tennessee. The said Steven T. Fennell, having died intestate on March 7, 2018, leaving William S. Fennell, his adult father, and Julia Nelson Fennell, his adult mother, as as his surviving heirs at law. See affidavit of heirships recorded simultaneously hereith in Instrument Nos. 20181026-0106095 and 20181026-0106096.

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.

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unimproved ☐
This is improved ☒ property, known as 104 Matthew Ln, Nashville, TN 37215

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 23 day of Oct., 2018

William S. Fennell heir at law of
William S. Fennell, heir at law of Steven T. Fennell, by Steven T. Fennell by Hillary Monroe Smith as attorney in fact

Julia Nelson Fennell
Julia Nelson Fennell, heir at law of Steven T. Fennell, by
Hillary Monroe Smith as attorney in fact heir of law of Steven T. Fennell by Hillary Monroe Smith POA attorney at law

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, 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 William S. Fennell and Julia Nelson Fennell, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said William S. Fennell and Julia Nelson Fennel, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2018.

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-187989SSO