RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4056

Karen Johnson Davidson County
Batch# 213803 DEEDWARR
04/04/2019 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20190404-0030682

WARRANTY DEED

JESSICA ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Lili Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-15-2021
(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).
Kimberly Nguyen	new owner	133 02 0 279.00
(NAME)	(NAME)	
309 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin M. Post, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Nguyen, a single woman**, hereinafter called the Grantee, her 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 Lot No. 9 on the plan of Nolen Heights, of record in Book 332, Page 122, Register's Office for said County to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Kevin M. Post by Warranty Deed from Cynthia R. Hodges Ring and Cynthia R. Hodges Ring, George Bartlett and Douglas Bartlett, heirs at law of Silva B. Hodges, deceased dated May 20, 1998 and recorded May 22, 1998 in Book 10942, Page 956, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kevin M. Post by Quitclaim Deed from Annette Marie Post dated October 29, 2003 and recorded October 29, 2003 as Instrument No. 20031029-0159070, 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 309 Antioch Pike, Nashville, TN 37211

File Number: FRN-1900968SSO

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 4th day of March, 2019.

Kevin M. Post

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 4th day of March, 2019.

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-1900968SSO

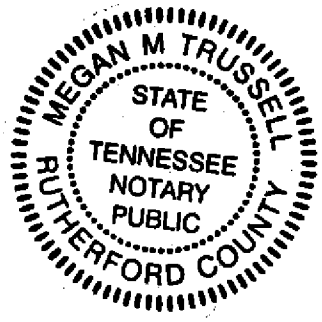
True Copy Certification

I, Jessica Allen, 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.

Jessica Allen

State of Tennessee
County of Rutherford

Personally appeared before me, Megan M. Trussell, a notary public for this county and state, Jessica Allen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Megan M. Trussell

My Commission Expires: 11/20/2021