WARRANTY DEED

Karen Johnson Davidson County
Batch# 238245 DEEDWARR
06/04/2019 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20190604-0052942

File No. TE0005301

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Carrie Michelle Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIMBERLY D. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2021

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie Michelle Hall (NAME)	Bond Mortgage Inc (NAME)	
211 POST CREEK RD #211 (ADDRESS)	318 Seaboard Ln, #310 (ADDRESS)	128-15-0B-211.00-CO
NASHVILLE, TN, 37221 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Fagan NKA Mary Chandler, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carrie Michelle Hall, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 211 of Post House Bellevue Condominium Phase Three, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 8047, page 867 and rerecorded in Book 8101, page 562 amending the original Master Deed of record in Book 6838, page 445, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Randall J. Delany from James E. Sanders and spouse, Cynthia Ford-Sanders, by Warranty Deed recorded on October 3, 1994, in Book 9481, Page 703, Register's Office for Davidson County, Tennessee. The said Randall J. Delany died intestate on November 11, 2006, leaving the following heirs at law: wife: Lynne Delany; children: Steve Delany, Bryan Delany, and Patricia Delany Keen; heirs of a predeceased child, Alan Delany: Paige Delany and Gina Delany. See Affidavit of Heirship at Instrument No. 20071129-0138428, said Register's Office. See Scrivener's Affidavit in Instrument No. 20190522-0048276, said Register's office.

Being the same property conveyed to Danielle Stoller from Lynne Delany, Steve Delany, Bryan Delany, Patricia Delany Keen, Gina Delany and Paige Delany, heirs at law of Randall J. Delany, deceased, by Warranty Deed recorded on November 29, 2007, in Instrument No. 20071129-0138429, said Register's Office.

Being the same property conveyed to Mary Fagan, a married woman, from Danielle Stoller, unmarried, by Warranty Deed recorded November 30, 2015, of record in Instrument No. 20151130-0120773, Register's Office for Davidson County, Tennessee. See also Final Divorce Decree in the case styled, Mary Annette Chandler, Plaintiff vs. John Joseph Fagan, Defendant (Case No. 18D457 – Fourth Circuit Court for Davidson County, at Nashville). Subject property was vested solely in Mary Annette Chandler, and Joseph Fagan was divested of any right, title and interest in said property. Mary Annette Chandler is one and the same person as Mary Fagan and Mary A. Chandler.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 211 POST CREEK RD #211, NASHVILLE, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my hand this 3rd day of June, 2019.

Mary Fagan NKA Mary Chandler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 3rd day of June, 2019.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENT TO:

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022