Karen Johnson Davidson County
Batch# 278114 DEEDWARR
08/30/2019 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $749.25
20190830-0087997

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-8977-PILK

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $ 202,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2019

Notary Public

MY COMMISSION EXPIRES: 12-03-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susanne I. Anderson	CapStar Bank	MAP
206 Post Creek Rd	2002 Richard Jones Rd, Ste 300A	PARCEL 128-15-0B-206.00-CO
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(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, WE, **Patricia M. Lyle, A Single Woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susanne I. Anderson, Single Woman**

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. 206, together with the appurtenant interest In the common elements of Post House-Bellevue Condominium, Phase 1 A Horizontal Property Regime established by Master Deed and By-Laws of record in Book 6838, Page 445, amended by annexation of Phase III in Book 6846 Page 816 and Book 6846, Page 811 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, Instrument No. 201805040042730 Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominiums Site plan attached as Exhibit " B" to the aforementioned Annexation of Phase III to the Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia McCarthy by Warranty deed from Daren Grisham and wife, Leisa M. Grisham of record in Instrument No. 20050907-0107691 Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on September 07, 2005.

Being the same property conveyed to Patricia M. Lyle (Same person married name) by Quitclaim deed from Patricia McCarthy of record in Instrument No. 20130510-0047270 Register's Office for Davidson County, Tennessee, dated May 09, 2013 and recorded on May 10, 2013

The said Summers Paul Lyle III, spouse of Patricia M. Lyle having since died on May 15, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **206 Post Creek Rd, Nashville, TN 37221.**

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 the 29th day of August, 2019.

Patricia M. Lyle

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 **Patricia M. Lyle** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of August, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of August, 2019.

My Commission expires: _____

Notary Public

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY