BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 285587 DEEDWARR
09/16/2019 08:50:01 AM 2 pgs
Fees: $13.00 Taxes: $765.90
20190916-0093353

W & I Ref: (DM) Title No.: 60666
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nolan E. Hilfinger 212 Post Creek Road Nashville, TN 37221	The Huntington National Bank 7575 Huntington Park Dr. Columbus, OH 43235

TAX MAP PARCEL NUMBERS: 128150B21200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$207,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachary J. Hall and Gail L. Hall, both unmarried, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nolan E. Hilfinger, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 212 on the Horizontal Property Regime for Post House-Bellevue Condominium, Phase Three, as recorded in the Master Deed of record in Book 6838, page 445, amended in Second Amendment to Master Deed (Annexation of Phase III) of record in Book 6846, page 816, Corrected Second Amendment to Master Deed (Annexation of Phase III) in Book 8047, page 867, which was re-recorded in Book 8101, page 562, and further amended in Book 8626, page 588, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description; together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed.

Being the same property conveyed to Zachary J. Hall and Gail L. Hall, joint tenants with right of survivorship by Warranty Deed from B randy Crawford n/k/a Brandy Tidwell, a married woman, dated September 20, 2016 and recorded on September 21, 2016 of record in Instrument No. 20160921-0099674, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the corrected second amendment to the Master Deed in Book 8047, page 867 and rerecorded in Book 8101, page 562, amending the original Master Deed in Book 6838, page 445, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6838, page 445, amended in Book 6846, page 811, Book 6846, page 816, Book 8044, page 195, Book 8047, page 867, Book 8101, page 562, Book 8626, page 588, Instrument No. 20180504-0042730, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 212 Post Creek Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of September, 2019.

Zachary J. Hall

Gail L. Hall

State of Tennessee

County of Davidson

On this 6th day of September, 2019, before me the undersigned authority, personally appeared Zachary J. Hall and Gail L. Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $207,000.00.

Affiant

Sworn and subscribed before me this 13th day of September, 2019.

Notary

My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021