Karen Johnson Davidson County
Batch# 295898 DEEDWARR
10/04/2019 08:05:30 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20191004-0101447

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/29/2021 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
M. T. Post and S. S. Post	M.T. Post and S.S. Post	173050A00300
(NAME)	(NAME)	
1705 Red Jacket	2105 Casterline Ct	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192789

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/we, Betty Monderine , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto M. T. Post and S. S. Post, husband and wife, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit No. 3 of Barnes Crossing Planned Unit Developed, as shown on the Mater Deed of record in Instrument No. 20050721-0084791 as amended in 20050805-0092480; 20051114-0136938 and 20071227-0147998 Register's Office for Davidson County, Tennessee and as shown on plat of record in Instrument No. 20050128-0010427, said Register's Office. to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Betty Monderine by Warranty Deed from Emily K. Ramsey Gray and Sidney Gray, wife and husband, dated January 3, 2017 and filed of record in Instrument No. 20170106-0001826, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for and the By-Laws appended thereto, of record Instrument No. 20050721-0084791 as amended in 20050805-0092480; 20051114-0136938 and 20071227-0147998, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to a Easement appearing of record in Instrument No. 20050811-0095171 and Instrument No. 20131021-0109630, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1705 Red Jacket, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of October, 2019

Betty Monderine

Betty Monderine

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Betty Monderine, the within named 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, at office, this 3rd of October, 2019.

Christine L. Lind

Notary Public
My Commission Expires: 11.22.21



Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

