(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 327473 DEEDWARR
12/10/2019 12:41:30 PM 2 pgs
Fees: $13.00 Taxes: $802.90
20191210-0127314

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1505LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
M.T. Post and S.S. Post	M.T. POST AND S.S. POST	118 04 0 135.00
519 Fairlane	2105 CASTERLINE CT	
NASHVILLE, TN 37211	FRANKLIN TN 37069	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EDNA E. BUSH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

M.T. POST AND S.S. POST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 519 Fairlane, NASHVILLE, TN 37211

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 10th day of December, 2019.

Edna E Bush by James G Bush as her attorney in fact

Edna E. Bush, by James G. Bush
as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 10th day of December, 2019, before me, the undersigned, a Notary Public in a for said County and State, personally appeared James G. Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Edna E. Bush for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Edna E. Bush.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section Two Hurdwood Heights, of record in Book 2330, Page 38, Registers Office for said County.

Being the same property conveyed to James Gross Bush and wife, Edna E. Bush, by Warranty Deed from S.K. Grayson and wife, Frances E. Grayson of record in Book 3572, Page 153, in the Registers Office of Davidson County, Tennessee, dated June 7, 1963 and recorded on June 10, 1963. James Gross Bush died on February 8, 1996, leaving Edna E. Bush as sole owner by the rights of survivorship.

This instrument is being executed in behalf of Edna E. Bush pursuant to a power of attorney executed by the same on the 11/06/2019, and being filed for in Instrument # 201912100127313_____, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, HURDWOOD HEIGHTS, as recorded in Plat Book 2330, Page(s) 38.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2435, Page 550.

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

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My commission expires: 2/12/23