Name and Address of New Owner:
M.T. Post and S.S. Post
632 Westboro Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 458639 DEEDWARR
08/18/2020 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70
20200818-0092459

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09012022500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard A. Reuter and Devin E. Reutter f/k/a Deven E. Gausman, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **M.T. Post and S.S. Post, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Westboro, Section 5, of record in Plat Book 3300, Page 3 and corrected in Book 3309, Page 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 5 fronts 50 feet on the easterly side of Westboro Drive and extends back 189 feet on the southerly line and 186 feet on the northerly line, to a line in the rear on which it measures 50.1 feet.

Being the same property conveyed to Richard A. Reuter, an unmarried man, and Devin E. Gausman, an unmarried woman by Warranty Deed from Dana Baggett, unmarried, and Mona Bennett, unmarried dated July 2nd 2015 and recorded July 8th 2015 of record in Instrument No. 20150708-0066357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 632 Westboro Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of August, 2020.

_____(SEAL)
Richard A. Reuter

_____(SEAL)
Devin E. Reuter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2020, before me personally appeared Richard A. Reuter and Devin E. Reuter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of August, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

_____
Notary Signature
My commission expires: **11/08/2021**

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $301,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
17th day of August, 2020.

_____
Notary Public
My commission expires: _____
File No. 20-1327

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

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

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202008180092459