Karen Johnson Davidson County
Batch# 471614 DEEDWARR
09/08/2020 11:24:52 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200908-0101890

WHITNEY LEHMAN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 1/28/2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances W. Overbey and Edward A. Overbey, Jr	New Owner	103150B12400C0
(NAME) 4487 Post Place, Unit 124	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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,

NICHOLAS BAILEY, EXECUTOR OF THE ESTATE OF MAY DEAN EBERLING,

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

FRANCES W. OVERBEY AND EDWARD A. OVERBEY, JR, WIFE AND HUSBAND,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 124 on the Plan of Lions Head Condominium Apartments of record in Book 5200, page 82, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to May Dean Eberling by Deed dated August 12, 1996 from Joyce A. Vise, a single person, recorded August 13, 1996, in Book 10155, Page 175, in the Official Records of Davidson County, Tennessee. The said May Dean Eberling having since died. Nicholas Bailey being the duly appointed Executor for the Estate of May Dean Eberling, Davidson County, Probate Court Docket No. 19P1078.

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 *Improved* property is commonly known as: 4487 Post Place, Unit 124, Nashville, TN 37205

LT&E File #16972

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/our hand(s) this 4th day of September, 2020

The Estate of May Dean Eberling

By: _____
Nicholas Bailey, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Nicholas Bailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting as the Executor of The Estate of May Dean Eberling, with the authority to transfer and convey by themselves as Executor under the said Estate of May Dean Eberling.

Witness my hand, at office, this 4th day of September, 2020.

_____
Notary Signature
My commission expires: 11/14/21



LT&E File #16972