THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 485886 **DEEDWARR**
09/29/2020 03:21:48 PM 2 pgs
Fees: $13.00 Taxes: $2,871.20

20200929-0112315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 776,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-23-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Ralph, Jr.	owner	MAP 103-15-0A-
122 Postwood Place		PARCEL 022.00
Nashville, TN 37205		
(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, I, **Eugene G Mulloy, Jr., Successor Trustee of The Evelyn H. Mulloy 2011 Living Trust under Agreement Dated December 12, 2011**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William B. Ralph, Jr. and Elizabeth W. Ralph, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on The Plan of Postwood of record in Plat Book 5200, Page 104, amended in Instrument No. 20010615-0063602, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evelyn H. Mulloy, Trustee of the Evelyn H. Mulloy 2011 Living Trust under agreement dated December 12, 201, by Quitclaim deed from Evelyn H. Mulloy of record in Instrument No. 20120120-0005539 Register's Office for Davidson County, Tennessee, dated December 12, 2011 and recorded on January 20, 2012.

Eugene G. Mulloy, Jr. is the Successor Trustee of the Evelyn H. Mulloy 2011 Living Trust under agreement dated December 12, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) Subject to all matters shown on the Plan of record in Plat Book 5200, Page 104, amended in Instrument No. 20010615-0063602,: (3) Covenants, Conditions and Restrictions of record in Book 5116, Page 225, Book 5635, Page 706 as corrected in Book 5794, Page 68, Book 5910, Page 321, Book 8240, Page 746 and Instrument Number 20000915-0091860; (4) Charter of Postwood Homeowner's Association of record in Book 5116, Page 220; (5) By-Laws of Postwood of record in Book 5116, Page 250 and Instrument No. 20190930-0099339; (6) Amended and Substituted Plat of record in Book 5362, Page 13; (7) Easement for Water Mains of record in Book 5113, Page 667 (8) Sanitary Sewer Easement of record in Book 5113, Page 669; (9) Subject to rights of others in and to the common areas and/or elements; (10) All visible easements; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **122 Postwood Place; Nashville, TN 37205.**

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 hand this the 23rd day of September, 2020.

The Evelyn H. Mulloy 2011 Living Trust under Agreement Dated December 12, 2011

BY: Eugene G. Mulloy, Jr. Successor Trustee
Eugene G. Mulloy, Jr., Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Eugene G. Mulloy, Jr.** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Successor Trustee** of **The Evelyn H. Mulloy 2011 Living Trust under Agreement Dated December 12, 2011** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Eugene G. Mulloy, Jr.** as such **Successor Trustee**.

Witness my hand and official seal this the 23rd day of September, 2020.

My Commission expires 1-8-24

Notary Public

