Karen Johnson Davidson County
Batch# 496576 DEEDWARR
10/15/2020 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20201015-0120094

WARRANTY DEED

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $258,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2022LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Kylie Jane Graham and Jon Morgan Patrick Cobb	1715 Nipomo St. San Luis Obispo, CA 93401	109 05 0D 034.00
1705 Lincoya Bay Drive		
Nashville, TN 37214		

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,

M.T. POST AND S.S. POST, HUSBAND AND WIFE*

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

KYLIE JANE GRAHAM AND JON MORGAN PATRICK COBB,
AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP

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 1705 Lincoya Bay Drive, Nashville, TN 37214

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 our hand on the 14th day of October, 2020.

M.T. Post

S.S. Post

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, M.T. POST AND S.S. POST, 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of October, 2020.

Notary Public

My Commission Expires: 02-19-24

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

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 1705, on the plan of The Cottages of Williams Bend, a Horizontal Property Regime, filed as Exhibit C, to and established by the Declaration of Covenants, Conditions, and Restrictions of record as Instrument No. 20040628-0076712, amended as Instrument No. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to M.T. POST AND S.S. POST*, by deed from ANNA ELLIOTT DOUGLASS, UNMARRIED, of record in Instrument No. 20170602-0055259, dated May 26, 2017, said Register's Office.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

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 2021 and thereafter, not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20000918-0092189, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20040628-0076712 and amended as Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, page 169, said Register's Office.

5. Easement Agreement of record in Book 6185, page 216 and Book 7498, page 726 and amended as Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, said Register's Office.

6. Sewer Easement as set out in the Warranty Deed of record in Book 5406, page 470, said Register's Office.

7. Restrictions as set out in the Warranty Deed of record as Instrument No. 20021204-0149456, said Register's Office.

True Copy Certification

I, Margaret Philpott, do hereby make 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 to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23