D

WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

A-MP-20-537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/29/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M. T. Post and S. S. Post	~~**New Owner**~~ Michael Post	
(NAME)	(NAME)	**118-04-0-126.00**
537 Fairlane Drive	2105 Casterline Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN C. FARMER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M. T. POST AND S. S. POST, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20 on the Plan of Hurdwood Heights, Section 2, of record in Plat Book 2330, Page 38, 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 Steven C. Farmer, unmarried by Warranty deed from Dawn Oberg, unmarried of record in Instrument No. 20090615-0055186 Register's Office for Davidson County, Tennessee, dated June 10, 2009 and recorded on June 15, 2009.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 38, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **537 Fairlane Drive, Nashville, Tennessee 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 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 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.

Karen Johnson Davidson County
Batch# 502901 DEEDWARR
10/29/2020 08:12:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20201029-0125447

Witness my/our hand(s) this the 23 DAY OF OCTOBER, 2020.

Steven C. Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN C. FARMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

KATE NIQUIST NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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