Karen Johnson Davidson County
Batch# 561715 DEEDWARR
01/26/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210126-0011759

Name and Address of New Owner:
Michael Post
413 Foothill Drive
Nashville, TN 37217

Send Tax Statements To:
Michael Post
413 Foothill Drive
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20122605

Map and Parcel: 106-16-0-015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Collins and Gregory Collins, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael T. Post and Susanne Post, husband and wife**, hereinafter called the GRANTEE, 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. 66 on the Plan of Hill-N-Dale Acres of record in Book 2900, Page 33 and 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northwesterly margin of Foothill Drive at the corner of Lot Nos. 65 and 66; thence with the line between said two lots Northwesterly 256.2 feet to a point on the Eastern boundary line of Lot No, 71; thence with the line between Lot Nos. 66, 70 and 71 Southerly 112.5 feet to the corner of Lot Nos. 69 and 70; thence with the line between Lot Nos. 66, 68 and 69 Southwesterly 147 feet to the corner of Lot Nos. 66, 67 and 68; thence with the line between Lot Nos. 66 and 67 Southeasterly 102.4 feet to the Northwesterly margin of Foothill Drive, thence with the same Northeasterly 175 feet to the beginning.

Being the same property conveyed to Lisa Collins and Gregory Collins, wife and husband by Warranty Deed from Steven R. Edging and wife, Brooke Edging of record in Instrument No. 20080912-0093601 Register's Office for Davidson County, Tennessee, dated September 05, 2008 and recorded on September 12, 2008.

This conveyance is subject to the following: Restrictions of record in Book 2959, Page 213; Subject to all matters shown on the Plan of record in Book 2900, Page (s) 33 and 34 and amended in Instrument No. 20010515-0050149 and supplemented in Book 3375, page 371; Sewer Easement of record in Book 4676, Page 378; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 413 Foothill Drive, Nashville, TN 37217

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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. KC

WITNESS our hand this ~~4th~~ 19th day of January, 2021.

Lisa Collins
Lisa Collins

Gregory Collins
Gregory Collins

State of Tennessee

County of ~~Rutherford~~ Davidson

Personally appeared before me, Lisa Collins and Gregory Collins with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~4th~~ 19th of January, 2021. KC

Notary Public
My Commission Expires: 4/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00.

Affiant Signature

Subscribed and sworn to before me, this ~~4th~~ 19th day of January, 2021.

Notary Public
My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON