PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 569456 DEEDWARR
02/05/2021 11:52:30 AM 2 pgs
Fees: $13.00 Taxes: $800.31
20210205-0017019

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61550
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian D. Thibault 404 Post Creek Road Nashville, TN 37221	New owner

TAX MAP PARCEL NUMBERS: 128150B40400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$216,300.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Tisdale, Trustee of the 404 Post Creek Trust dated April 14, 2017**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian D. Thibault, a single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 404 of post House Bellevue Condominium, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6838, page 445, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kara Michelle Frisch by Warranty Deed from Jasper F. Turman, III, Jennifer Kay Turman Wilson and Joyce Sue Turman, dated February 3, 2014 and recorded on February 7, 2014 of record in Instrument No. 20140207-0011101, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 14, 2017, recorded April 26, 2017, of record in Instrument No. 20170426-0041098, said Register's Office, subject property was conveyed to Nancy Tisdale, Trustee of the 404 Post Creek Trust dated April 14, 2017.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Exhibit "C" to the Master Deed in Book 6838, page 445, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6838, page 445, as amended in Book 8626, page 588; and, Instrument No. 20180504-0042730, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Post House-Bellevue Condominium Association of record in Book 6848, page 541, said Register's Office.

This is improved property, known as 404 Post Creek Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of February, 2021.

404 Post Creek Trust, dated April 14, 2017
By: Nancy Tisdale, Trustee
Nancy Tisdale, Trustee

State of Tennessee

County of Davidson

On this 4th day of February, 2021, before me the undersigned authority, personally appeared 404 Post Creek Trust dated April 14, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $216,300.00.

Affiant

Sworn and subscribed before me this 4 day of February, 2021.

Notary

My Commission Expires: 01-06-2025

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LAMA LOWTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)