THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635684

Karen Johnson Davidson County
Batch# 678420 **DEEDWARR**
07/16/2021 11:35:09 AM 2 pgs
Fees: $13.00 Taxes: $3,635.07

20210716-0095802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $982,450.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2021.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Dale L. Collie and Pamela D. Collie P.O. Box 346 Frankfort, MI 49635-0346	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 02 2A 105.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon M. Johnson and Linda H. Johnson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dale L. Collie and Pamela D. Collie, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No 105, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking spaces numbered 303A and 3038, and Storage Unit 4 on the first parking level as set forth in said Master Deed.

Being the same property conveyed to Jon M. Johnson and wife, Linda H. Johnson, by Special Warranty Deed from The Poston at the Park, LLC, a Tennessee limited liability company, of record in Instrument No. 20170407-0034460; as corrected in Instrument No. 20170601-0054379, in the Register's Office of Davidson County, Tennessee, dated April 07, 2017 and recorded on April 07, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Poston at the Park Condominium of record in Instrument No. 20151209-0124008, as amended by instrument(s) of record in 20151215-0126061, 20170330-0031250, and 20190531-0051836; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20150721-0071420.

Easement for Grant of Utility Line, recorded in Instrument No. 20161014-0108914 and Instrument No. 20161014-0108915.

Easement recorded in Instrument No. 20161212-0130105.

This is improved property located at 3000 Poston Avenue #105 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2021.

Jon M. Johnson

Linda H. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jon M. Johnson and Linda H. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022