Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 857663 DEEDWARR
05/18/2022 11:46:59 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20220518-0057461

DM-VRES-22-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

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)
Milton Wilson	New Owner	
(NAME)	(NAME)	
206 Post Creek Road		**128 15 0B 206.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **SUSANNE I. ANDERSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MILTON WILSON, MARRIED,** 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being Unit 206, together with the appurtenant common elements of the Post House - Bellevue Condominium, Phase I, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Post House - Bellevue Condominium of record in Book 6838, page 445, as amended and supplemented in Book 6846, page 811; Book 6846, page 816; Book 6846, page 821; Book 8044, page 195; Book 8047, page 867; corrected and re-recorded in Book 8101, page 562; and further amended and supplemented in Book 8626, page 588; and in Instrument No, 20180504-0042730, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights. and interest 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 buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the Plan of Post House Bellevue, Phase Three, Revised, attached as exhibit to amendment of record in Book 8047, page 867; corrected and re-recorded in Book 8101, page 562, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Susanne I. Anderson, Single Woman, by Warranty Deed from Patricia M. Lyle, a Single Woman, of record in Instrument No. 20190830-0087997, in the Register's Office of Davidson County, Tennessee, dated August 29, 2019 and recorded on August 30, 2019.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Post House-Bellevue Condominium Phase 1 Condominium of record in Book 6838, Page 445, as amended by instrument(s) of record in Book 6846, Page 811, Book 6846, Page 816 (Corrected in Book 8047, Page 867, Correction being Re-Recorded in Book 8101, Page 562), Book 6846, Page 821, Book 8044, Page 195, Book 8626, Page 588 and Instrument No. 20180504-0042730; 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **206 Post Creek Road, Nashville, Tennessee 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(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.

Witness my/our hand(s) this the 13 DAY OF MAY, 2022.

Susanne I. Anderson

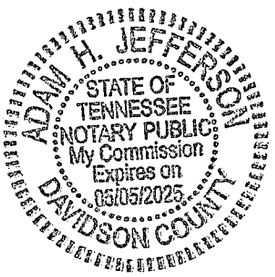
Susanne I. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSANNE I. ANDERSON, 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 13th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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