WARRANTY DEED

Karen Johnson Davidson County
Batch# 1088394 DEEDWARR
01/04/2024 01:24:30 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20240104-0000928

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF JANUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-29-24

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Vanderpool Law 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3069LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Coley Willis	Capstar Bank	
413 Foothill Drive	2002 Richard Jones Road Ste 300A	
Nashville, TN 37217	Nashville TN 37215	106 16 0 015.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **M.T. POST AND S.S. POST, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLEY WILLIS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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, as of record in Book 2900, Pages 33 and 34, Register's Office for said County, described as follows:

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 M.T. Post and S.S. Post, by Quitclaim Deed from Michael T. Post and Susanne Post, husband and wife, of record in Instrument No. 20210311-0032202, in the Registers Office of Davidson County, Tennessee, dated March date unavailable, 2021 and recorded on March 11, 2021.

Being the same property conveyed to Michael T. Post and Susanne Post, husband and wife, by Warranty Deed from Lisa Collins and Gregory Collins, wife and husband, of record in Instrument No. 20210126-0011759, in the Registers Office of Davidson County, Tennessee, dated January 19, 2021 and recorded on January 26, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hill-N-Dale Acres, as recorded in Plat Book 2900, Page 33 and 34.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2959, Page 213.

4. No coverage is provided as to the amount of acreage or square footage of the land.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 4th day of January, 2024.

M.T. Post

S.S. Post

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, M.T. POST AND S.S. POST, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of January, 2024.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

Notary Public

My Commission Expires: 2-19-2024

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 4, 2024.

Lisa Allard, Affiant January 4, 2024

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this January 4, 2024.

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024