Bk 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Joseph W. Garton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: 1-27-2001 (AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Instr:200001200006747 Page: 1 OF 2
REC'D FOR REC 01/20/2000 11:05:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $312.65

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Garton	**Same**	119-11-175
(NAME)	(NAME)	
405 Sunset Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BOB A. FOSTER AND WIFE, DOLORES K. FOSTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH W. GARTON AND WIFE, SANDRA D. GARTON**, 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:

Lot No. 1 as shown on the Plan of Thompson Lane Park (being a resubdivision of Lot No. 17 as of record in Book 2331, Page 138 amended in Book 3842, Page 49, Register's Office for Davidson County, Tennessee) 6th Civil District, Davidson County, Tennessee, to which plat reference is here made for a more complete description

Being the same property conveyed to Bob A. Foster and wife, Dolores K. Foster by deed of record in Book 8436, Page 453, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters on the plan of Record in Book 2331, Page 138, amended in Book 3842, Page 49 and restrictions of record in Book 4000, Page 527 and Book 4520, Page 981, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2701 Glenrose Avenue, Nashville, TN 37210**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s)** this **15th day of December, 1999**.

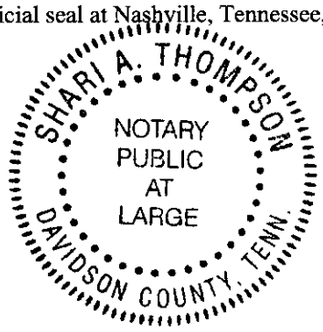
Bob A. Foster

Dolores K. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named BOB A. FOSTER AND WIFE, DOLORES K. DOSTER the bargainorS, with whom I am personally acquainted or proved to me 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 Nashville, Tennessee, this 15TH day of DECEMBER, 1999.



Commission expires:
1-27-2001

Notary Public