Davidson County DEEDWARR
Recvd: 02/14/02 09:25 3pgs
Fees:18.00 Taxes:503.20

20020214-0019486

WARRANTY DEED

N-LH-02-9322

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDD TITLE AND ESCROW
2000 GLENBROOK ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie M. Smith	Flagstar Bank, FSB	
932 Norwalk Drive (ADDRESS)	5151 Corporate Drive (ADDRESS)	108-04-123
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Troy, MI 48098 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH W. FOSTER AND WIFE JANA L. FOSTER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARRIE M. SMITH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 310 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, Page 235, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to Josehp W. Foster and Jana L. Foster by deed dated 6/16/1989 and recorded 6/21/1989 in Book 8895 page 828, Register's Office for Davidson County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.
This conveyance is subject to Restrictive Covenants of record in Book 6452, page 163, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 932 Norwalk Drive, Nashville, Tennessee 37214
(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 8th day of February, 2002.

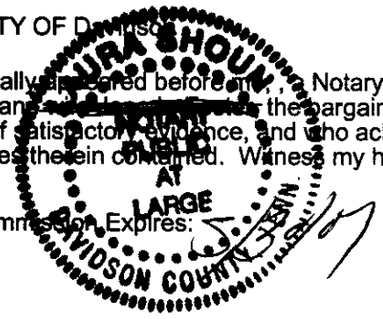
Joseph W. Foster

Joseph W. Foster

Jana L. Foster BY Joseph W. Foster
ATTORNEY-IN-FACT

Jana L. Foster

STATE OF Tennessee
COUNTY OF Davidson



Personally appeared before me, , a Notary Public in and for said County and State, the within named Joseph W. Foster and [illegible] the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 2002.

My Commission Expires: [illegible]

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 8th day of February, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of February, 2002, before me personally appeared Joseph W. Foster to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jana L. Foster and who acknowledged that he executed the same as the free act and deed of the said Jana L. Foster by virtue of that Power of Attorney, duly executed by the said Jana L. Foster on February 7, 2002 and recorded concurrently herewith in Instrument No. 20020214-0019485 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: _____