WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,881.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2002.

_____
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/24/02 13:13 2pgs
Fees:13.00 Taxes:1017.06
20020924-0116527

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Art Foster	Franklin American Mortgage Company	Map 075-12-0-E 012.00
(NAME)	(NAME)	
1024 Tulip Blossom Drive	501 Corporate Centre Dr., Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin Tennessee 37067	
(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, Blossom Trace, LLC , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Art Foster and Wife, NanetteM Foster , 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:

Being Lot No. 26 on the Plan of Blossom Trace, First Revision Final Plat, as of record in Instrument No. 20010920-0101754 and corrected by Instrument No. 20011025-0116872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Blossom Trace, LLC by deed from Kent A. Biery and wife, Linda E. Biery of record in Instrument #20010605-0058126, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Instrument #200107240078292, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1024 Tulip Blossom Drive, Hermitage, TN 37076

(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 our hands this 20th day of September, 2002.

Blossom Trace, LLC

By: James David Carter Chief Manager

Attest: _____

STATE of Tennessee
COUNTY of Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James David Carter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a Chief manager of Blossom-Trace, LLC, the within named bargainer, a Limited Liability Company, and that James David Carter as such chief manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by James David Carter as chief manager.

Witness my hand and official seal this 9/20/2002

My Commission Expires 1-23-06

Notary Public

File Number2208123
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122