Return to:
EQUITY SEARCH, INC.
2200 21st Avenue South
Suite 409
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by AMANDA BROOKE FOSTER, an unmarried woman, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES D. JONES, TRUSTEE FOR NASHVILLE LAND TRUST, has bargained and sold, and by these presents do transfer and convey unto the said AMANDA BROOKE FOSTER, an unmarried woman, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot no. 44A, Zone Lot Division, of Lot Nos. 44 and 45, of Section Two, of Percy Priest Woods Subdivision, of record in Plat Book 6250, page 95, amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James D. Jones, Trustee for Nashville Land Trust, by deed from James L. Deatrick, of record as Instrument No. 20011107-0122169, said Register's Office.

This is improved ☐ property known as **1433 Timber Valley Drive, Nashville, TN 37214**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said AMANDA BROOKE FOSTER, an unmarried woman, her heirs and assigns, forever. And it does covenant with the said AMANDA BROOKE FOSTER, an unmarried woman, that she is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, their heirs and representatives, to warrant and forever defend the title to said land to the said AMANDA BROOKE FOSTER, an unmarried woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 23rd day of July, 2004.

James D. Jones by & through his attorney in fact Kara Everett

JAMES D. JONES, TRUSTEE FOR NASHVILLE LAND TRUST, by and through his Attorney-in-fact, Kara Everett

Davidson County DEEDWARR
Recvd: 07/28/04 14:56 2pgs
Fees:13.00 Taxes:281.20

20040728-0090504

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES D. JONES, TRUSTEE FOR NASHVILLE LAND TRUST, by and through his Attorney-in-Fact, KARA EVERETT,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23rd day of July, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires OCT. 13, 2004

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 76,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 23rd day of July, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires OCT. 13, 2004

My Commission Expires: 10-13-04

MAP 108-16
PARCEL 67.00

ADDRESS OF NEW OWNERS:
AMANDA BROOKE FOSTER
1433 Timber Valley Drive
Nashville, TN 37214

SEND TAX BILLS TO:
SAME