Box 14-A
19240-1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 10:28 2 pgs
Fees:13.00 Taxes:335.37
20051004-0119102

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/28/08

(AFFIX SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna L. Foster	SunTrust Mortgage, Inc.	96-01-A-28
(NAME)	(NAME)	
105 Benson Road	201 4th Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052645

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James A. Meadows Jr., and Melissa Meadows** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Donna L. Foster, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

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. 28 on the plan of Section Two Riverpoint, as of record in Plat Book 5200, page 749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to James A. Meadows Jr., unmarried dated September 20, 1996, by Warranty Deed from Michelle Sue Cooper (formerly Michelle Sue Raymer), and husband, Carl Cooper of record in Book 10200, Page 468, Register's Office for Davidson County, Tennessee.

Property commonly known as 105 Benson Road, Nashville, Tn 37214.

unimproved ☐

This is improved ☒ property, known as 105 Benson Road, Nashville, TN 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this. 30th day of September, 2005.

James A. Meadows Jr.

Melissa Meadows

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within James A. Meadows Jr. and Melissa Meadows , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that James A. Meadows Jr. and Melissa Meadows executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 30th day of September, 2005.

Commission expires: 11/25/07

Sonya M. Brand
Notary Public

