File No. 260301725

WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 04/17/06 13:01 2 pgs
Fees:13.00 Taxes:580.90

20060417-0043307

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather C. Foster	Heather C. Foster	Map 108-08-0
(NAME) 912 Sandburg Court	(NAME) 912 Sandburg Court	Parcel 236.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, we, **John M. Wilson and Trudy L. Wilson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather C. Foster, unmarried,** HEREINAFTER CALLED THE GRANTEE her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 93, on the Plan of Section Two, Reelfoot, as shown by plat appearing of record in Plat Book 5200, Page 727, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John M. Wilson and Trudy L. Wilson, husband and wife by Warranty Deed dated May 15, 2002 of record in Instrument No. 20020522-0062610, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6411, Page 920; 10' Easement for Road of record in Book 6107, Page 80 and Book 6107, Page 84; Sanitary Sewer Easement of record in Book 7322, Page 359; Water line Easement of record in Book 7322, Page 386; all matters shown on the plan of record in Plat Book 5200, Page 727; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 912 Sandburg Court, 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 13th day of April, 2006.

John M Wilson by Jenny Newby AIF
John M. Wilson, by Jenny Newby, his Attorney in Fact

Trudy L Wilson by Jenny Newby AIF
Trudy L. Wilson, by Jenny Newby, her Attorney in Fact

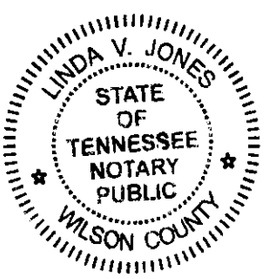
STATE OF TENNESSEE

COUNTY OF WILSON

On this 13th day of April, 2006, before me personally appeared Jenny Newby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of John M. Wilson and Trudy L. Wilson, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20060417.0043306 Register's Office of Davidson County, Tennessee.

Witness my hand at office this 13th day of April, 2006.

Commission expires: June 22, 2009



Linda V Jones Notary Public

(seal)

File Number: 260301725

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122