Box 13 # 10053

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 72509

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Simms	Brenda Simms	162-9B-22
(NAME) 5600 Country Drive # 107	(NAME) 5600 Country Drive 107	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37211	
(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, Christine Foster, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda Simms, 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:

AKA Christine Dempsey Foster

Land in Davidson County, Tennessee, Townhouse No. 107, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, Page 131, said Register's Office, to which plan reference is here made.

Being the same property conveyed to Kenneth A. Foster and wife, Christine Foster, by deed of record in Book 6893, Page 170, and rerecorded in Book 7137, Page 934, Register's Office for Davidson County, Tennessee. Kenneth A. Foster having since died. Christine Foster being one and the same as Christine Dempsey Foster.

This instrument is executed on behalf of Christine Dempsey Foster by Martha Marchetti as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060823-0104125, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 5600 Country Drive 107, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 08/23/06 15:23 2 pgs
Fees:13.00 Taxes:381.10

20060823-0104126

Witness my hand this 7th day of August, 2006.

Christine Foster by Martha Marchetti

Christine Foster by Martha Marchetti, her attorney in fact

Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of August, 2006, before me personally appeared Martha Marchetti, the person who executed the foregoing instrument on behalf of Christine Dempsey Foster and who acknowledged that she executed the same as the free act and deed of the said Christine Demsey Foster, through Power of Attorney granted she by the said Christine Dempsey Foster.

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2006.

Commission expires:

7-25-09

Heidi Jo Clayton

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp. 07-25-09 State of TENNESSEE Davidson County