WARRANTY DEED

2250
box186

Davidson County DEEDWARR
Recvd: 12/14/06 14:34 2 pg:
Fees:13.00 Taxes:349.65

20061214-0154433

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 14, 2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Jennifer Schnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2006.

Sarah Drenske
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer A. Schnell	Wells Fargo Bank, N.A.	052130B14200 CO
(NAME)	(NAME)	
3032 Penn Meade Way	P.O. Box 17339	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Baltimore, MD 21297-1339	
(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, Linda A. Foster, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer A. Schnell, Unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of River Glen, Phase Four, Section Two, of record in Plat Book 9700, Page 858, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Linda A. Foster, married by Special Warranty Deed dated January 23, 2006, from ABN AMRO Mortgage Group, Inc., as of record in Instrument Number 20060210-0016714, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to ABN AMRO Mortgage Group, Inc. by Substitute Trustee's Deed recorded May 6, 2005 as Instrument Number 20050506-0051231, said Register's Office.

James B. Foster, spouse of Linda A. Foster, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Linda A. Foster and James B. Foster by Terry DeSelms as her/his/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number ✕, in the Register's Office for Davidson County, Tennessee.

✕20061214-0154432

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

unimproved ☐

This is improved ☒ property, known as 3032 Penn Meade Way, 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 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 my hand this 8th day of December, 2006.

Linda A. Foster
By: Terry DeSelms as her Attorney-in-Fact

James B. Foster
By: Terry DeSelms as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of December, 2006, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Linda A. Foster and James B. Foster and acknowledged that he executed the same as the free act and deed of the said Linda A. Foster and James B. Foster, through Power of Attorney granted Terry DeSelms by the said Linda A. Foster and James B. Foster.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2006.

Commission expires: 11/14/09

Notary Public

