WARRANTY DEED

File Number: 70023

Davidson County DEEDWARR
Recvd: 03/20/07 14:23 2 pgs
Fees:13.00 Taxes:285.64

20070320-0033949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,200.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Fernando Foster	First Community Mortgage, Inc.	Map 50 Group 10 Parcel 156
(NAME)	(NAME)	
3405 Fawnwood Place	1610 South Church Street, Suite A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37130	
(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, **Derek Potter and Onieka Potter, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus Fernando Foster,** 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. 129A on the Plan of Chesapeake Homes, Section 4 of record in Book 6250, page 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derek Potter and Onieka Potter by Warranty Deed from Ethel Lyle in the amount of $74,900.00 dated December 8, 2005 of record in Instrument No. 20051221-0153158, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ethel Lyle by Deed amount of $58,000.00 dated November 10, 1997 of record in Book 10681, page 374, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 8284, Page 164, Register's Office of said County.

Subject to all matters of record in Plat Book 6250, Page 933, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

unimproved ☐

This is improved ☒ property, known as 3405 Fawnwood Place, Nashville, TN 37207
(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 our hands this 15th day of March, 2007.

Derek Potter

Onieka Potter

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek Potter and Onieka Potter , Husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15th day of March, 2007.

Commission expires: November 22, 2010

SANDRA GOLDEN-WOODS Notary Public DAVIDSON COUNTY, TENN. Large

Sandra Golden-Woods Notary Public