Davidson County DEEDWARR
Recvd: 05/07/07 15:45 2 pgs
Fees:13.00 Taxes:2114.55
20070507-0054901

(2)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is ~~$571,500.00~~

Affiant

Subscribed and sworn to before me
This 30 day of March, 2007

Notary exp: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:
Jeff & Lizabeth Foster
4001 Estes Rd
Nashville, TN 37215

Send tax bills to:
Same

Map & Parcel:
116-16-163 (Lot 1)
116-16-63 (Lot 2)

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We **Zachary Fardon, and wife Rachel Fardon** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey C. Foster, and wife Lizabeth D. 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(s) 1 and 2, as shown on the map entitled Wich Subdivision, of record as Instrument No. 200206260076897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ZACHARY FARDON AND WIFE, RACHEL FARDON by deed from A. MICHAEL WICH AND WIFE, MARLENE A. WICH of record as Instrument No. 200303240038316, dated March 20, 2003, Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Matters shown on the Plan of record as Instrument No. 200206260076897, said Register's Office.

Agreement for Dedication of Sanitary Sewer and/or Storm Drainage Easements granted to Metropolitan Government of Nashville and Davison County, Tennessee of record in Book 3885, Page 763 and Book 3958, Page 48, said Register's Office.

x The property is improved with an address of: **4001 Estes Rd Nashville, TN 37215**

OR The property is unimproved.

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, his 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 30 day of March, 2007.

Zachary Fardon

Rachel D Fardon by Zachary Fardon, her attorney in fact
Rachel Fardon

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Zachary T. Fardon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said, **Zachary T. Fardon** to me known to be the person who executed the foregoing instrument in behalf of **Rachel D. Fardon**, acknowledged that he executed the same as the free act and deed of said **Rachel D. Fardon**, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said **Rachel D. Fardon**, and appearing of record as instrument no. 20070507005490 0, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 30th day of March, 2007.

Rebecca D. Price
Notary Public

REBECCA D. PRICE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

11/22/10