Davidson County DEEDWARR
Recvd: 07/25/07 11:31 2 pgs
Fees:13.00 Taxes:726.31

20070725-0088195

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,300.00.

Affiant

Subscribed and sworn to me on July 23, 2007.

NOTARY PUBLIC

My Commission Expires: 1-20-09

STATE OF TN NOTARY PUBLIC Lauren M Rickels Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22589

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas Wilson, Jr. Jacob Griffin 4818 Milner Drive Nashville, TN 37211	SunTrust Mortgage 201 4th Ave N, 7th Floor Nashville, TN 37219	147-06-116

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kati B. Foster (formerly known as Kati L. Beard) and husband, Chris P. Foster, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thomas Wilson, Jr. and Jacob Griffin, Joint Tenants with Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the revised Plan of Caldwell Hall, Section I, of record in Plat Book 2900, pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Kati L. Beard, an unmarried person, by Deed from William P. Gant and wife, Kristi L. McIver Gant, of record as Instrument No. 20020523-0062845 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 2900, pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4818 Milner Drive, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on July 23, 2007.

Kati B. Foster
Kati B. Foster

Chris P. Foster by Kati B. Foster, His Attorney In-Fact
Chris P. Foster, by Kati B. Foster, His Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On July 23, 2007, before me personally appeared Kati B. Foster to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 23, 2007.

Rubye Rainey
NOTARY PUBLIC

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KATI B. FOSTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **CHRIS P. FOSTER**, as his Attorney in Fact, as the free act and deed of the within named **CHRIS P. FOSTER**. Witness my hand and official seal this 23rd day of July, 2007.

Rubye Rainey
NOTARY PUBLIC

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

My Commission Expires: