WARRANTY DEED

File Number: 70017

Davidson County DEEDWARR
Recvd: 07/31/07 15:51 2 pgs
Fees:13.00 Taxes:419.95

20070731-0090986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lascellas Foster	Taylor, Bean & Whitaker	162-16-73
(NAME)	(NAME)	
5424 Hickory Park Drive	1417 N. Magnolia Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ocala, FL 34475-9078	
(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, MArcus Foster, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lascellas 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. 50-B on the Plan of Lots 49 thru 56 & 58 thru 66, Zone Lot Division, Hickory Park Villas, Section Two, as of record in Book 6250, page 615, amending Plat Book 5200, page 603, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus Foster, married by Warranty Deed from Barry Zeitlin and wife, Linda Zeitlin dated December 4, 2004 of record in Instrument No. 20041208-0146106, Register's Office for Davidson County, Tennessee

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

unimproved ☒

This is improved ☐ property, known as 5424 Hickory Park Drive, Antioch, TN 37013

(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 16th day of July, 2007.

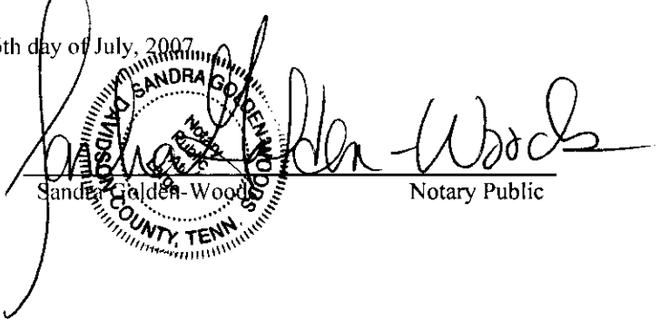
Marcus Foster

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 *, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that * executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2007.

Commission expires: November 22, 2010



Sandra Golden-Woods Notary Public