(1)

File No. 271100085

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/07 12:22 2 pgs
Fees:13.00 Taxes:621.23

20071213-0143593

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2007.

Rebecca D. Price
Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Casserly	Patricia Casserly	Mpa 087050A089
(NAME)	(NAME)	
5805 Avalon Court	Countrywide Bank	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	1199 North Fairfax St Ste 500	
	Alexandria VA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, The Julian S. Foster and/or Sumner M. Foster Revocable Living Trust, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Casserly, a single woman, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 117 on the Plan of Farmingham Woods, Phase 2, Section 2, as of record in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The Julian S. Foster and/or Sumner M. Foster Revocable Living Trust by Quitclaim deed from Julian S. Foster and Sumner M. Foster, Husband and wife, of record in Instrument number 20030325-0039018 and re-recorded in Instrument number 20050712-0080664, Register's Office for said County.
The said Julian S. Foster having since died leaving Sumner M. Foster as sole owner/Trustee.

Subject to all matters as set forth per Plat Book 7900, Page 424, Register's Office of said County.

Restrictive Covenants of record in Deed Book 8238, Page 176 and Book 8702, page 525, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5805 Avalon Court, Hermitage, TN 37076
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 7th day of December, 2007.

The Julian S. Foster and/or Sumner M. Foster Revocable Living Trust

By: _____
Sumner M. Foster, Trustee

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sumner M. Foster with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Julian S. Foster and/or Sumner M. Foster Revocable Living Trust the within named bargainer, a Trust, and that, Sumner M. Foster, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 7th day of December, 2007.

Commission expires: April 7 2009

_____
Notary Public

File Number: 271100085

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

