Name and Address of New Owner:

Randall Foster
313 Pullen Ave
Nashville TN 37207

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $114,000.00

Affiant
Subscribed and sworn to before me on 04/11/08.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2011

Map & Parcel No.
71-11-16

Davidson County DEEDWARR
Recvd: 04/18/08 13:41 2 pgs
Fees:13.00 Taxes:421.80
20080418-0039640

This Warranty Deed was executed pursuant to the Power of Attorney filed of record in Book ✱____, page _____, said Register's Office.

[redacted]

20080418-0039639

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Melodie Garner and husband Chad Garner, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Randall Foster unmarried and Jamy Richardson unmarried as joint tenants with rights of survivorship, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 313 Pullen Ave, Nashville, TN 37207, Davidson County.

Land in Davidson County, Tennessee, being the East half of Lot No. 54 on the Plan of Trinity Heights Addition as of record in Book 161, Page 38, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Said part of Lot No. 54 fronts 50 feet on the northerly margin of Pullen Avenue and extends back 150.0 feet between parallel lines to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Melodie Garner, married by deed from Roy W. Young and wife, Virginia M. Young, dated 11/27/06 and filed of record in Instrument No. 200611300147803, said Register's Office.

The said Chad Garner joins in this conveyance for the purpose of conveying any interest that he may have in the above referenced property marital or otherwise.

The above legal description is identical to the legal description in the previous deed of record.

MG BY ICH AIF CG BY ICH AIF

This is improved property located at 313 Pullen Ave, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 04/11/08.

Melodie Garner By Karen Huff Attorney in Fact
Melodie Garner by Attorney in Fact Karen Huff

Chad Garner By Karen Huff Attorney in Fact
Chad Garner by Attorney in Fact Karen Huff

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared Karen Huff, individual(s) who executed the foregoing instrument on behalf of Chad Garner and Melodie Garner as their true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Chad Garner and Melodie Garner.

Witness my hand and official seal this 11th day of April, 2008.

My Commission Expires: 5/23/11

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2011