WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel P. Angelov	Angel P. Angelov	Map 62-02-B
(NAME) 4456 Frost Street	(NAME) 4456 Frost Street	Parcel 141.00 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, **AMY R. BURGESS FOUST AND HUSBAND, DARRYL FOUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGEL P. ANGELOV AND SPOUSE, MAYA ANGELOVA,** 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. 74 on the plan of the First Amendment to Abbington Park, Phase One - Section Three, a Planned Unit Development, of record in Instrument 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy R. Burgess, an unmarried person by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation of record in Instrument 20050223-0019723, Register's Office for Davidson County, Tennessee. Amy R. Burgess has since married and is now known as Amy R. Burgess Foust.

Darryl Foust joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Instrument #20040728-0090230, said Register's Office; and (c) restrictive covenants of record in #20000720-0071648, Instrument #20010402-0031520, Instrument #20030213-0020075 and Instrument #20040518-0058461, said Register's Office; (c) Charter of record in Instrument #20030303-0027405, said Register's Office; (d) Storm Water Detention Agreements of record in Instrument #20030109-0004246 and in Instrument #20030508-0061633, said Register's Office; (e) Reservations for certain sewer taps provisions contained in deed of record in Book 8377, page 820, said Register's Office; (f) Flowage easements of record in Book 2242, page 513, said Register's Office; (g) Transmission line easement of record in Book 1164, page 341, said Register's Office; (h) Right of way for ingress and egress easement of record in Book 1198, page 525, said Register's Office; (i) Abbington Park Subdivision sign easement of record in Instrument #20040630-0077518, said Register's Office and (j) Bylaws of record in Instrument #20030303-0027406, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/29/08 09:54 2 pgs
Fees:13.00 Taxes:671.55
20080529-0054546

unimproved ☐

This is improved ☒ property, known as 4456 Frost Street, Nashville, Tennessee 37214

(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 28th day of May, 2008.

Amy B. Foust

Amy R. Burgess Foust

Darryl Foust

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 Amy R. Burgess Foust and Darryl Foust, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of May, 2008.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public