WARRANTY DEED

File Number: 70542

ANGELA HARRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: April 28, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany N. Gray	Hamilton Mortgage Corporation	082-07-0-385.00
(NAME)	(NAME)	
709 Lischey Ave.	1 Independence Plaza	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/07/08 09:51 3 pgs
Fees:18.00 Taxes:318.20
20080807-0081365

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, Ernestine R. Foster, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tiffany N. Gray and Newteena O. Horne, 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:

709 Lischey Avenue, Nashville, TN 37206 **Map 082-07-0 Parcels 385.00**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Arrington Heights, Section II, as of record in Book 3106, page 129, Register's Office for said County. Said lot fronts 54 feet on the east side of North 4th Street and runs back 159.5 feet on the north line and 159.45 feet on the south line to an alley in the rear on which it measures 54 feet.

Being the same property conveyed to Ernest Foster and wife, Cannara Ross Foster, and Ernestine Ross Foster, single, by Warranty Deed from Hardaway Construction Company, recorded on November 26, 1962 in Book 3463, page 575, Register's Office for Davidson County, Tennessee. The said Ernest Foster having since died on June 12, 1986, of record in the Office of Vital Records for Nashville & Davidson County, Tennessee. The said Cannara Ross Foster having since died on March 22, 1979, of record in the Office of Vital Records for Nashville & Davidson County, Tennessee.

Being the same property inherited by Ernestine R. Foster, pursuant to the Affidavit of Heirship filed of record on June 18, 2008, by Instrument No. 20080618-0062620, 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 709 Lischey Ave., Nashville, TN 37207

(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 31st day of July, 2008.

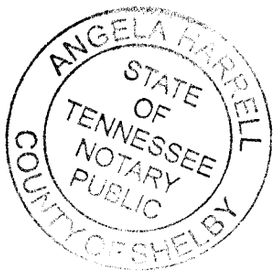
Ernestine R. Foster

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

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2008.

Commission expires: April 28, 2009



Angela Harrell Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary's Signature

FLORENCE KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012