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Realty Title

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Suzanne J. Dillard
Affiant

Subscribed and sworn to before me, this 10th 12th day of February, 2009.

Deborah K. Devine
Notary Public
State of Tennessee
Davidson County

Notary Public
My commission expires: 11/07/12

07-0901-83833

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne J. Dillard 421 Plantation Court Nashville TN 37221	SUNTRUST MORTGAGE, Inc. 901 Semmes Avenue Richmond, VA 23224	142-05-0-A-086.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra Jean Foster, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Suzanne J. Dillard, a single person** hereinafter called the Grantees, their successors 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 Unit No. N-4, together with the Carport designated No. N-4-C on the Plan of Section 2, River Plantation Condominium Apartments, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of Section 2, River Plantation Condominium Apartments of record in Book 4460, Page 137, and as described in the Master Deed of record in Book 4661, Page 334, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Jean Foster by deed from James Norman Holcombe, Sr. and wife, Dionne S. Holcombe, dated April 12, 2002, recorded May 9, 2002, of record in Instrument No. 20020509-0057516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **421 Plantation Court, Nashville, TN 37221.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 02/27/09 13:00 2 pgs
Fees:13.00 Taxes:481.00
20090227-0017359

WITNESS my hand this 9th day of February, 2009.

Sandra Jean Foster by Della Johnson Attorney in fact

Sandra Jean Foster by Della Johnson
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Della Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Sandra Jean Foster and that she is authorized by Sandra Jen Foster to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of February, 2009.

Notary Public at Large

My commission expires: 11/07/2012

