WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF MAY, 2009 Notary Public MY COMMISSION EXPIRES: 6-18-12 (AFFIX SEAL)

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Christopher Estes	Mortgage Investors Group	087-01-0A-129.00CO
(NAME)	(NAME)	
3561 Glenfalls Dr	8320 E. Walker Springs LN	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville TN. 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Darryl R. Foster**, Unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin Christopher Estes**, _____ 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 56, CHESNEY GLEN, SECTION 4, as shown on plat of record in Plat Book 9700, Page 844, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darryl R. Foster by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, recorded on the 2nd day of October, 2000 in Instrument No. 20001002-0096897, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3561 Glenfalls Dr, Hermitage, TN 37076

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, has 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 our hands this 21st day of May, 2009.

Darryl R. Foster

BILL GARRETT, Davidson County
Trans:T20090039439 DEEDWARR
Recvd: 06/15/09 08:31 2 pgs
Fees:13.00 Taxes:571.28
20090615-0055009

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Darryl R. Foster**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of May, 2009.

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 7, 2011