File No. 290800439

WARRANTY DEED

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

MY COMMISSION EXPIRES March 14, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$166,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090064380 DEEDWARR
Recvd: 09/21/09 13:37 2 pgs
Fees:13.00 Taxes:614.20
20090921-0087813

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb E. Foster	New Owner	00400012600
(NAME) 8157 Lain Hollow Rd.	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Paskel **L. Burton and Michelle L. Burton, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Caleb E. Foster and wife, Kathy L. Foster**, hereinafter called the grantee(s), 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. 3 of Angel Acres Section Two, of record in Plat Book 6200, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to PASKEL L. BURTON AND MICHELLE L. BURTON, HUSBAND AND WIFE by deed from WILLIAM MOODY CARTWRIGHT AND WIFE, TRACY ANGLEA CARTWRIGHT of record in Instrument No. 20040819-0100318 on 08/16/2004 and filed for record on 08/19/2004, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are lien but are not yet due and payable; (2) All matters as set forth per Plat Book 6200, Page 64, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8157 Lain Hollow Road, Joelton, TN 37080
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 14th day of September, 2009.

Paskel L. Burton

Michelle L. Burton

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Paskel L. Burton and Michelle L. Burton, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of September, 2009.

Commission expires: 1/11/11

Notary Public



File Number: 290800439

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075