File No. 210020248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$148,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/07/2011
(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

BILL GARRETT, Davidson County
Trans:T20100016244 DEEDWARR
Recvd: 03/19/10 13:17 2 pgs
Fees:13.00 Taxes:547.60
20100319-0020827

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
Stephen L. Foster III	Magna Bank	053090B15300CO
(NAME)	(NAME)	
2132 Freeman Lane	6525 Quail Hollow Ste300	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38120	
(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, **Benjamin J. Glover and wife, Courtney Glover**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen L. Foster III**, a married man, hereinafter called the grantee(s), His 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 all of Lot No. 161 on the Plan of Section Four, Cumberland Station at Wilson Camp, of record in Instrument 20041018-0124620, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Benjamin J. Glover, an unmarried person, by deed from Randall Phillips Homes, LLC, of record in Instrument 20050922-0114177, dated September 16, 2005 and filed for record on September 22, 2005, Register's Office for Davidson County, Tennessee.

Courtney Glover, spouse of the above-named Benjamin J. Glover, joins in this conveyance to convey any and all interest she may have to the subject property, including marital interest.

This conveyance is subject to:

All matters as set forth per Instrument 20041018-0124620, said Register's Office. Restrictions of record in Book 10585, Page 496, said Register's Office. Restrictions of record in Instrument 20011015-0112096, as amended in Instrument 20020919-0114055, Instrument 20031030-0159798, Instrument 20041115-0136852, and Instrument 20061024-0131768. Stormwater Detention Agreement Easement of record in Instrument 20031114-0166975, said Register's Office. Charter of Cumberland Station at Wilson Camp Homeowners Association, Inc. of record in Instrument 20011017-0113082, said Register's Office. Quitclaim Deed to the Homeowners Association of record in Instrument 20041115-0136855, 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 2132 Freeman Lane, Madison, TN 37115
(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), His 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), His 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 16th day of March, 2010.

Benjamin J. Glover

TNDL 78755849
9.18.11

Courtney Glover

TNDL 98802029
4.9.11

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Benjamin J. Glover and wife , Courtney Glover 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of March, 2010.

Commission expires: MAY 3.2013

Notary Public

LAURA M PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

MY COMMISSION EXPIRES
MARCH 03, 2013

File Number: 210020248

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