Record 2nd

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$288,500.00.**

Affiant

Subscribed and sworn to before me this 23rd day of December, 2010.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 12/28/10 15:29 3 pgs
Fees:18.00 Taxes:1067.45
20101228-0102997

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Roderick D. Allen	Fifth Third Mortgage Company	172-14-0-A-117.00CO
1804 Apple Ridge Circle	5050 Kingsley Drive MD: 1MOC BQ	
Nashville, TN 37211	Cincinnati, OH 45263-0170	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alan W. Foster and wife, Stacy D. Foster**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Roderick D. Allen, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 46 on the plan of Section Three Wexford Downs, of record in Instrument Number 20000810-0079246 Book , page , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alan W. Foster and wife, Stacy D. Foster, by deed from Andre Dyson, on July 15, 2005, of record in Instrument Number 20050719-0083896, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000810-0079246, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10292, page 51, as amended in Instrument Number 20000810-0079498, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 10500, page 444, Register's Office for Davidson County, Tennessee.
- Boundary Plan of record in Book 9700, page 221, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10359, page 615, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10357, page 925, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1804 Apple Ridge Circle, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 23, 2010.

Alan W. Foster

Stacy D. Foster
by Alan W. Foster - Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alan W. Foster** [redacted] to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 23, 2010

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Alan W. Foster** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Stacy D. Foster,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Stacy D. Foster**, the bargainor(s), by the said **Alan W. Foster**, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY