File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110063387 DEEDWARR
Recvd: 10/11/11 13:33 2 pgs
Fees:13.00 Taxes:610.50
20111011-0078998

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2011

Notary Public

MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony R. Gerber and Heather K. Gerber	Fidelity Bank d/b/a Fidelity aka Fidelity Bank Mortgage	141150A02400 CO
(NAME)	(NAME)	
7036 Cotton Blossom Lane	3 Corporate Sq. Ste 700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Atlanta GA, 30329	
(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, **Percy Folse Jr. and Phillis R. Folse**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony R. Gerber and Heather K. Gerber, husband and wife**, 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 No. 66 on the Plan of Rolling River Estates, Section I, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Percy A. Folse, Jr. by Deed from Terri Ann Folse, married, dated March 12, 1996 and filed of record on March 25, 1996 in Book 9989, page 425, 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 7036 Cotton Blossom Lane, 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 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 **7th** day of **October, 2011**

Percy Folse Jr.

Phillis R. Folse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Percy Folse Jr. and Phillis R. Folse**, 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 **7th** day of **October, 2011**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY