BILL GARRETT, Davidson County
Trans:T20120002253 DEEDWARR
Recvd: 01/10/12 12:09 2 pgs
Fees:13.00 Taxes:721.50
20120110-0002586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura B. Minchew and Alan B. Minchew, as tenants in common	SAME	10510014800
	(NAME)	
1163 Cross Creek Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Darlene M. Foster, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laura B. Minchew and Alan B. Minchew, as tenants in common, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE WESTERLY PART OF LOT NO. 111 IN THE WAVERLY LAND COMPANY'S PLAN OF LOTS CALLED "WAVERLY PLACE" AS OF RECORD IN BOOK 57, PAGE 95 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BENTON AVENUE, FORMERLY HAREWOOD AVENUE, AND A 20-FOOT ALLEY, AND RUNS THENCE EASTWARDLY WITH THE NORTH MARGIN OF SAID BENTON AVENUE, 60 FEET; THENCE IN A NORTHERLY DIRECTION 170 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTWARDLY WITH SAID ALLEY 75 FEET TO THE EASTERLY MARGIN OF SAID FIRST NAMED 20-FOOT ALLEY; THENCE SOUTHWARDLY WITH THE EASTERLY MARGIN OF SAID ALLEY, 168.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DARLENE M. FOSTER BY SPECIAL WARRANTY DEED FROM THE ESTATE OF MAGGIE BELL VAUGHT OF RECORD BY INSTRUMENT NO. 20030228-0026779, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 822 Benton Avenue, Nashville, TN 37204
(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 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, 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 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 10th day of January, 2012.

Darlene M. Foster

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene M. Foster, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of January, 2012.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072