Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Foster Mary Foster 133 Quinn Circle Nashville, TN 37210	NEW OWNER OF RECORD	06016016100

BILL GARRETT, Davidson County
Trans:T20120029271 DEEDWARR
Recvd: 04/23/12 09:58 2 pgs
Fees:13.00 Taxes:203.13
20120423-0034261

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$54,900.00**

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Premier Realty Trust, LLC, a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Michael Foster and Mary Foster, husband and wife, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:
Land in Davidson County, Tennessee, Being Lot No. 247 on the map of Joywood Heights, Section II, as of record in Book 1130, Pages 92 and 93, Register's Office for said County.

Said Lot 247 fronts 60 feet on the South side of Dellway Drive and runs back between lines, 257.8 feet on the West line and 268.7 feet on the East line, to a dead line in the rear, measuring 60.9 feet thereon.

Being the same property conveyed to Premier Realty Trust, LLC, a Tennessee limited liability company, by Warranty Deed from Ronald Howard Mayo, married and Michael Edward Mayo, married and Ronald Allen Mayo, married, dated April 10, 2012, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **128 Dellway Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **20th** day of **April, 2012**.

Premier Realty Trust, LLC

By: **Christopher Koch**
It's **Member**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher Koch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member** of **Premier Realty Trust, LLC**, the within named bargainor, a limited liability company, and that he/she as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Member**.

Witness my hand and Official Seal this the **20th** day of **April, 2012**.

Notary Public

My Commission Expires: 12-03-13

