BILL GARRETT, Davidson County
Trans:T20120044480 DEEDWARR
Recvd: 06/15/12 14:16 3 pgs
Fees:18.00 Taxes:928.70
20120615-0052838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00.

Britney H. Cline
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2012.

Brandy K. Gomez
NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Britney H. Cline and Clay A. Cline 1515 Lillian Street Nashville, TN 37206	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	083-13-0-433.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

AARON J. FOSS AND WIFE, AMANDA K. FOSS (formerly known as Amanda K. Schieck)

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BRITNEY H. CLINE AND CLAY A. CLINE, WIFE AND HUSBAND

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 143, as shown on the map entitled the Plan of Block "O", Lindsley Home Place, of record in Plan Book 2, page 92 , Chancery Court at Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AARON J. FOSS, AN UNMARRIED MAN AND AMANDA K. SCHIECK, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from SEAN H. COLEMAN AND WIFE, KATHLEEN F. COLEMAN, of record as Instrument No. 20100823-0066392, dated August 20, 2010, said Register's Office.

This improved property is known as 1515 Lillian Street, Nashville, TN 37206.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14th day of June, 2012.

Aaron J. Foss

Amanda K. Foss

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Aaron J. Foss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of April, 2012

Notary Public

My commission expires: MY COMMISSION EXPIRES May 28, 2012

Seal

INGER M.K. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Amanda K. Foss, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of April, 2012

Notary Public

My commission expires: MY COMMISSION EXPIRES May 28, 2012

Seal

INGER M.K. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY