WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
United Mechanical Systems, Inc.	United Mechanical Systems, Inc.	033000239.00
(NAME)	(NAME)	
P. O. Box 677	P. O. Box 677	
(ADDRESS)	(ADDRESS)	
Madison, TN 37116	Madison, TN 37116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RAYMOND E. FOSTER AND WIFE, JANE W. FOSTER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO UNITED MECHANICAL SYSTEMS, INC., HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Subdivision of M. C. Minton Property of record in Book 8250, Page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed on July 26, 2010 by Substitute Trustee's Deed to Raymond E. Foster and wife, Jane W. Foster from Homer R. Ayers, Substitute Trustee, of record in Instrument No. 20100803-0060947, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE SUBDIVISION OF M. C. MINTON PROPERTY OF RECORD IN BOOK 8250, PAGE 483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENTS FOR SANITARY SEWERS AND/OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 7267, PAGE 62; BOOK 7814, PAGE 494 AND BOOK 7932, PAGE 200, SAID REGISTER'S OFFICE AND SUBJECT TO EASEMENT TO MADISON SUBURBAN UTILITY DISTRICT OF RECORD IN BOOK 2301, PAGE 268, SAID REGISTER'S OFFICE.

unimproved ☑

This is improved ☐ property, known as 1308 Dickerson Pike, Goodlettsville, TN 37072
(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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 19th day of July, 2012.

BILL GARRETT, Davidson County
Trans: T20120053500 DEEDWARR
Recvd: 07/20/12 10:23 2 pgs
Fees: 13.00 Taxes: 175.75

20120720-0063885

Raymond E. Foster

Jane W. Foster

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of July, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond E. Foster and Jane W. Foster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
DEANIE L. GREGORY, ATTORNEY
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115