THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071423**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $346,000.00 >< Cari Tiesl Affiant Subscribed and sworn to before me, this 15th day of August, 2012. Notary Public My Commission Expires: 01/07/2013

DAVIDSON COUNTY PUBLIC NOTARY STATE OF TENNESSEE DANA DELWORTH

BILL GARRETT, Davidson County
Trans:T20120062224 DEEDWARR
Recvd: 08/21/12 08:27 2 pgs
Fees:13.00 Taxes:1280.20
20120821-0074791

WARRANTY DEED

Address New Owner: Jeffrey Clayton Foster and Lizabeth D. Foster 198 Hicks Rd Nashville TN 37221	Send Tax Bills To: Regions Mortgage 2050 Parkway Office Circle Birmingham, Al 35244	Tax Information: Tax Parcel ID No. 142-11-0-174.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael P. Sullivan and Sabina B. Gesell, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey Clayton Foster and Lizabeth D. Foster, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9, WOODSIDE, as shown on plat of record in Plat Book 9700, Page 435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael P. Sullivan and wife, Sabina B. Gesell by Warranty Deed from Jacqueline McCall, recorded on the 1st day of June, 2005 in Instrument No. 20050601-0061862, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODSIDE, as recorded in Plat Book 9700, Page(s) 435.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10967, Page 119.

This is improved property located at 198 Hicks Rd Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2012.

Michael P. Sullivan by Maria Holland as attorney in fact — Sabina B. Gesell by Maria Holland as attorney in fact

Michael P. Sullivan — Sabina B. Gesell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Maria Holland,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Michael P. Sullivan and Sabina B. Gesell,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of August, 2012.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014