BILL GARRETT, Davidson County
Trans:T20120078369 DEEDWARR
Recvd: 10/16/12 08:58 2 pgs
Fees:13.00 Taxes:584.60

20121016-0094573

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2012.

Notary Public
My commission expires: 11-22-2014

06-1209-74848

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Foster 053.00CO 1829 Champions Drive Nashville TN 37211	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	172-08-0-B-

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elaine Van Cleave, Married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Michael A. Foster, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Phase Two, Bridle Downs, of record in Book 7900, Page 241, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elaine Van Cleave by deed from Nancy E. Tomes Cash and husband, Michael Cash, dated June 3, 1996, recorded June 10, 1996, of record in Book 10081, Page 594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Henry H. Van Cleave, spouse of Elaine Van Cleave, hereby joins in the execution of this instrument to convey any marital interest he may have in subject property.

This property is improved property known as 1829 Champions Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 12 day of October, 2012.

Elaine Van Cleave

Elaine Van Cleave

Henry H. Van Cleave by Elaine Van Cleave as Attorney-In-Fact

Henry H. Van Cleave by Elaine Van Cleave as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elaine Van Cleave, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12 day of October, 2012.

Notary Public

My Commission expires: 12-27-15

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 12/27/15

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Elaine Van Cleave, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument on behalf of Henry H. Van Cleave as his attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20121016-0094572, Register's Office for Davidson County, Tennessee, and acknowledged that (s)he executed the same as the free act and deed of as his Attorney-In-Fact.

Witness my hand in Mt. Juliet, TN, this 12 day of October, 2012.

Notary Public

My Commission expires: 12-27-15

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 12/27/15