WARRANTY DEED

G-RA-13-21-136

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID R.A. ROETGER TENNESSEE NOTARY PUBLIC My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey G. Foster	New Owner	
21 Vaughns Gap #136	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		129-15-A-136.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BOBBY TOWNS AND LYNETTE W. TOWNS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELSEY G. FOSTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 136, BELLE MEADE HIGHLANDS CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7091, PAGE 302, AMENDED AT INSTRUMENT NO. 20080424-0042111, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM REICE ANN TOWNS, UNMARRIED TO BOBBY TOWNS AND WIFE, LYNETTE W. TOWNS AS RECORDED ON THE 17TH DAY OF DECEMBER, 2012 IN INSTRUMENT NO. 20121217-0116190; QUITCLAIM DEED FROM LYNETTE W. TOWNS TO REICE ANN TOWNS AS RECORDED ON THE 12TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030912-0134264 AND WARRANTY DEED FROM DEANA G. JOBE, UNMARRIED TO REICE ANN TOWNS AND LYNETTE W. TOWNS AS RECORDED ON THE 5TH DAY OF AUGUST, 1998 IN DEED BOOK 11053, PAGE 768, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7091, PAGE 302 AND AMENDED IN INSTRUMENT NO. 20080424-0042111; EASEMENTS OF RECORD IN BOOK 4816 PAGE 427 AND BOOK 4881 PAGE 710; CHARTER OF RECORD IN BOOK 7102 PAGE 223; BY-LAWS OF RECORD IN INSTRUMENT 20071025-0126213, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap #136, Nashville, Tennessee 37205
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20130019164 DEEDWARR
Recvd: 03/08/13 11:57 2 pgs
Fees:13.00 Taxes:229.40
20130308-0023361

Witness my/our hand(s) this 27th day of February, 2013.

Bobby Towns

Lynette W. Towns

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Towns and Lynette W. Towns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903