Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0057HV

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2013.

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
James A. Joseph 2622 Bethwood Drive Nashville, TN 37207	Sumner Bank and Trust 780 Browns Lane Gallatin, TN 37066	06113002000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rodney Foster and Anthony W. Foster and Natongno Foster, heirs at law for Norma Jean Foster, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Joseph

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 130 on the plan of Shepardwood Subdivision, Section 2, as of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Norma J. Foster, unmarried by Warranty Deed from Jones Homes, Inc. recorded December 3, 1973 in Book 4768, Page 980, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Normas J. Foster by Quitclaim Deed Isiah J. Hughes, III, dated January 29, 1998 and filed for record February 19, 1998 in Book 10800, Page 364, Reigster's Office for Davidson County, Tennessee. Norma J. Foster having died intestate on April 19, 2008, Affidavit of Heirship for Norma J. Foster, declaring Rodney Foster, Anthony W. Foster and Natunga Foster, as heirs, of record in Instrument No. 200805060046784, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2622 Bethwood Drive, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20130029274 DEEDWARR
Recvd: 04/10/13 13:46 2 pgs
Fees:13.00 Taxes:258.63
20130410-0035547

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; and we so covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of April, 2013.

Rodney Foster

Anthony W. Foster

Natongno Foster

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rodney Foster and Anthony W. Foster and Natongno Foster, heirs at law for Norma Jean Foster, deceased** 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 at Hendersonville, Tennessee this 5th day of April, 2013.

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)