This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Donna L. Wittman
4400 Belmont Park, Unit 184
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 37027

MAP	**131-3**
GROUP	**B**
PARCEL	**184CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank T. Foster, Jr. and wife, Judy M. Foster,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Donna L. Wittman**, hereinafter called the GRANTEE, her heirs 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 Unit No. 184 on the Plan of Arden Place, Section 4, of record in Plat Book 4955, page 5, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Frank T. Foster, Jr. and wife, Judy M. Foster by deed dated June 18, 2004 from Gregory Akin, unmarried of record in Instr. 20040622-0073374, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **4400 Belmont Park, Unit 184, Nashville, Tennessee 37215.**

BILL GARRETT, Davidson County
Trans:T20130032558 DEEDWARR
Recvd: 04/22/13 08:20 3 pgs
Fees:18.00 Taxes:999.00
20130422-0039402

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **17th** day of **April, 2013.**

Frank T. Foster, Jr.

Judy M. Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frank T. Foster, Jr. and wife, Judy M. Foster**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of April, 2013.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of April, 2013.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016