**WARRANTY DEED**

**Return to:**

**Foundation Title and Escrow, LLC.**

BILL GARRETT, Davidson County Rd.
Trans:T20130054254 DEEDWARR 12
Recvd: 06/26/13 13:19 2 pgs
Fees:13.00 Taxes:55.50

20130626-0065768

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopner Kramedjion | New Owner | 119 01 0 413.00 |
| (NAME) | (NAME) # F-27 | |
| 2308 Foster Avenue | 4958 Edmondson PK | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Charles B. Mackey, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopner Kramedjion, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Subdivision of Lots Nos. 7, 8, 9 and 10 and parts of Lots Nos. 6, 11, 12 and 13, Cumberland Nurseries plan as of record in Plat Book 332, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 8 fronts 50 feet on the easterly side of Foster Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Charles B. Mackey and Linda F. Mackey by Warranty Deed from Joyce Marie Murphy dated February 26, 1997 of record in Book 10359, page 845, Register's Office of Davidson County, Tennessee. The said Linda F. Mackey having predeceased the said Charles B. Mackey in April of 2011, leaving Charles B. Mackey as sole tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved
XX property, known as 2308 Foster Avenue, Nashville, TN 37210

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

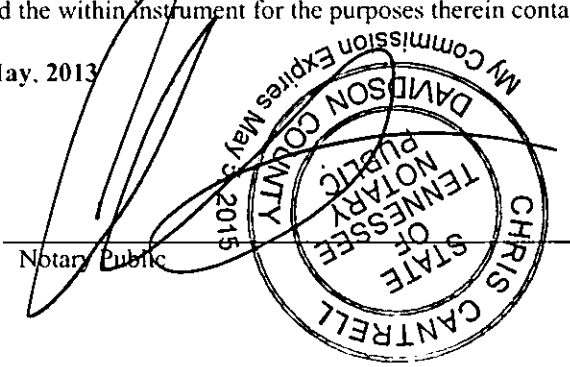
Witness our hands this **24th** day of **May, 2013**

**Charles B. Mackey**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, personally appeared Charles B. Mackey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **May, 2013**




Notary Public

My commission expires: _____