Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130055065 DEEDWARR
Recvd: 06/28/13 12:44 3 pgs
Fees:18.00 Taxes:11.10
20130628-0066814

ADDRESS NEW OWNER:
Todd Robert Thorley
5812 Robertson Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner @ property address

~~**MORTGAGEE:**~~
N/A

MAP 091-10
GROUP 0
PARCEL 154.00

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, **Margaret F. Serfass, individually and as Executrix of the Last Will and Testament of Robert McDowell Foster, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Todd Robert Thorley, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Robert McDowell Foster (now deceased), by deed dated March 30, 1993 from Robert Lee Foster and wife, Janis McDowell Foster of record in Book 8901, page 204, Register's Office for Davidson County, Tennessee; and devised to Margaret F. Serfass by the Last Will and Testament of Robert McDowell Foster on file in the Office of the Chancery Court Clerk and Master for Williamson County, Tennessee, Docket No. P6392.

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 **unimproved** property known as **5812 Robertson Avenue, Nashville, Tennessee 37209.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **18th** day of **June, 2013.**

Margaret F. Serfass individually and as Executrix

Margaret F. Serfass, individually and as Executrix of the Last Will and Testament of Robert McDowell Foster, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margaret F. Serfass, individually and as Executrix of the Last Will and Testament of Robert McDowell Foster, deceased,**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of June, 2013.

Mary Joe Hartz

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05 | 03 | 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$67,000.00~~ $3,000.

Lisa Sheppard

AFFIANT

Subscribed and sworn to before me on this 18th day of June, 2013.

Connie J. Buchanan

NOTARY PUBLIC

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

My Commission Expires: 6/15/14

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Plan of the Subdivision of Lots Nos. 39 and 40 of the B. F. Cockrill Farms, of record in Book 332, page 41, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd Robert Thorley, unmarried by deed from Margaret F. Serfass, Individually and as Executrix of the Last Will and Testament of Robert McDowell Foster, deceased, being recorded simultaneously herewith in Instr. No. _____, said Register's Office.