BILL GARRETT, Davidson County
Trans:T20130072352 DEEDWARR
Recvd: 08/21/13 14:12 3 pgs
Fees:18.00 Taxes:365.93
20130821-0088307

(3)
BOX 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $98,900.00.

Teri Forster
Affiant

Subscribed and sworn to me on August 20, 2013.

NOTARY PUBLIC

MICHAEL T. SCHMITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael T. Schmitt
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Michael T. Schmitt
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26801SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas E. Ervin P.O. Box 158462 Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	051-10-E-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Teri Forster, John Forster, Jr., Anthony Forster, being the heirs at law of John Forster, Sr., deceased, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thomas E. Ervin, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, known as 822 Lewis Court, Madison, Davidson County, Tennessee, 37115, and a part of Oakland Trace Condominiums - Phase III, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made of the Plat of Oakland Trace - Phase III as shown of record in Book 7506, page 640, said Register's Office, for a more complete and accurate description of said Unit.

Being the same property conveyed to John Forster, unmarried by Deed from Judith W. Tucker, unmarried, of record in Book 10873, page 904, Register's office for Davidson County, Tennessee. The said John Forster having since died on September 20, 2003, leaving as his heirs at law, Teri Forster, John Forster, Jr., Antony Forster, and Kevin Forster. The said Kevin Forster having since died on December 15, 2012, leaving as his heirs at law, Teri Forster, John Forster, Jr. and Antony Forster.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters as shown on plan of record in Book 6900, page 454 and Book 7506, page 650, Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakland Trace Condominiums, of record in Book 7506, page 623, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 7506, page 640, Register's Office for said County.
4. Charter for Oakland Trace Condominiums, Phase III, Homeowner's Association filed in Book 8090, page 531, Register's Office for Davidson County, Tennessee.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 822 Lewis Court, Madison, TN 37115.

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 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, 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 our hands on August 20, 2013.

Teri Forster

Teri Forster

John Forster, Jr., by Teri Forster, His Attorney-In-Fact

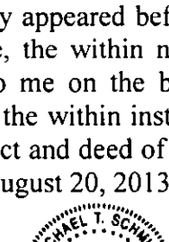
John Forster, Jr., by Teri Forster, His Attorney-In-Fact

Anthony Forster, by Teri Forster, His Attorney-In-Fact

Anthony Forster, by Teri Forster, His Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 20, 2013, before me personally appeared Teri Forster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

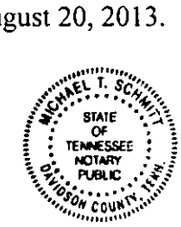


NOTARY PUBLIC
Michael T. Schmitt
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teri Forster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of John Forster, Jr., as his Attorney in Fact, as the free act and deed of the within named John Forster, Jr. Witness my hand and official seal on August 20, 2013.



NOTARY PUBLIC
Michael T. Schmitt
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teri Forster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Anthony Forster, as his Attorney in Fact, as the free act and deed of the within named Anthony Forster. Witness my hand and official seal on August 20, 2013.

NOTARY PUBLIC
Michael T. Schmitt
My Commission Expires
June 21, 2016
STATE OF TENNESSEE

Notary Public