BILL GARRETT, Davidson County
Trans:T20130078182 DEEDWARR
Recvd: 09/10/13 09:19 2 pgs
Fees:13.00 Taxes:941.10
20130910-0095318

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52837
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dustin Ponscheck 2010 Riverside Drive Nashville, TN 37216	New Owner

TAX MAP-PARCEL NUMBERS: 72-11-0-146.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$254,350.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Marshall E. Foster, IV, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dustin Ponscheck** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 172 on the Map Showing Subdivision of Waters Place on Maxey Lane, of record in Book 322, Pages 136 and 137, Register's Office for said County.

Said Lot 172 fronts 56 feet on the westerly margin of Riverside Drive and extends back between parallel lines with the southerly margin of Marsden Avenue 160 feet to an alley.

Being the same property conveyed to Marshall E. Foster, IV by Warranty Deed from Daryl Spicer and wife, Dina Spicer and R. Brian Oldham and wife, Jennifer Oldham, dated March 20, 2009, recorded March 20, 2009 in Instrument No. 20090320-0025423, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book332, Pages 136 and 137, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 2010 Riverside Drive, Nashville, Tennessee 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of September, 2013.

Marshall E. Foster, IV

State of MASSACHUSETTS
County of SUFFOLK

On this 5 day of September, 2013 , before me the undersigned authority, personally appeared Marshall E. Foster, IV , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JUDITH NAOMI GEORGE
Notary Public, Commonwealth of Massachusetts
My Commission Expires August 26, 2016

My Commission Expires: _____

Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $254,350.00

Affiant

Sworn and subscribed before me this the 6th day of September, 2013

Notary Public

My Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015