BILL GARRETT, Davidson County
Trans:T20130080766 DEEDWARRSP
Recvd: 09/18/13 09:45 3 pgs
Fees:18.00 Taxes:531.28
20130918-0098192

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT12678

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater, for this transfer is $143,589.00
Debbie Foster Tolbert
Affiant
Subscribed and sworn to before me, this 10th day of September, 2013.
R. Francene Kavin
Notary Public
My Commission Expires: 11/5/2016

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Map/Parcel Number(s) 03314001400 /

Address of New Property Owner(s):
Charles R. Foster and Billie R. Foster
304 Cunniff Parkway
Goodlettsville, TN 37072

Send Tax Bills To: Same and Debbie Foster Tolbert

# SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged, by the grantor, **Federal National Mortgage Association** said grantor does hereby bargain, sell, transfer and convey unto **Charles R. Foster and Billie R. Foster, Husband and Wife, and Debbie Foster Tolbert, as tenants in common with the right of survivorship**, and their heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in **Davidson**, State of Tennessee, described as follows, to-wit:

***SEE ATTACHED EXHIBIT "A"***

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 304 Cunniff Parkway, Goodlettsville, TN 37072
Unimproved ☐ Improved ☐

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee **Charles R. Foster and Billie R. Foster, Husband and Wife, and Debbie Foster Tolbert, as tenants in common with the right of survirorship**, and his/her/their assigns, forever.

Said **Federal National Mortgage Association**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Federal National Mortgage Association**, has executed this deed this 28th day of August, 2013.

**Federal National Mortgage Association**

By: JENNIFER HAGGERTY

Name: JENNIFER HAGGERTY

Title: ASST. VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared JENNIFER HAGGERTY, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASST. VICE PRESIDENT of said **Federal National Mortgage Association**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this 28 day of August, 2013.

LAMESHIA ALLEN
Notary Public, State of Texas
My Commission Expires
July 30, 2016

Notary Public

My Commission expires: _____

**RETURN TO:**
**Resource Title National Agency, Inc.**
**7100 E. Pleasant Valley Road, Suite 100**
**Independence, OH 44131**
**Phone: (216)520-0050**
**Fax: (216)520-1431**
**http://resourcetitle.wordpress.com**

**RT12678**
**Property: 304 Cunniff Parkway, Goodlettsville, TN 37072**

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 43 on the Plan of Pleasant Hill, as shown on plat of record in Plat Book 2900, page 69, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the West margin of Trebor Drive at the corner of Lots Numbers 42 and 43; thence with the line between said lots, Westerly 208.52 feet to a point, a corner of Lot Number 44; thence with the line between Lots Numbers 43 and 44, Southerly 229.6 feet to a point in the Northerly margin of Cunniff Parkway; thence with the Margin of the same, Easterly 175 feet to the beginning of a curve; thence around said curve, Northeasterly 39.27 feet to the Westerly margin of Trebor Drive; thence with the margin of the same, Northerly 175 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Wilson & Associates, PLLC, dated July 6, 2012 and recorded July 9, 2012 in Instrument No. 20120709-0059822, Register's Office for Davidson County, Tennessee.