WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130082893 DEEDWARR
Recvd: 09/25/13 11:03 2 pgs
Fees:13.00 Taxes:1217.30
20130925-0100683



STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael B. Falk	Michael B. Falk	
(NAME)	(NAME)	
PO BOX 11491	PO BOX 11491	117080B00800CO
(ADDRESS)	(ADDRESS)	
Salt Lake City, UT 84147	Salt Lake City, UT 84147	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ryan T. Foster and Kimberley Dobbs Foster, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael B. Falk and Analee A. Falk, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being Unit No. 8 on the revised plan of Stonewood Condominiums, as of record at Plat Book 6200, Page 438 (filed 07-24-86) and which revises the plan at Plat Book 6250, Page 845 (filed 03-13-86), and as further described and set forth in the Master Deed (and Exhibits thereto) as of record at Book 6441, page 577, as amended at Book 6453, page 620 and Book 6923, page 777, all of which are of record in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, appliances, carpets, and/or other improvements therein and the undivided interest in the General and Limited Common Elements appurtenant thereto (hereinafter referred to as the "Property").

Being the same property conveyed to Ryan T. Foster (a 74 percent undivided interest) and Judy M. Foster (a 26 percent undivided interest), as tenants in common with right of survivorship by Deed from Dallas Thornton and wife, Stacey B. Schrecengost Thornton, dated 04/30/2003 and filed for record on 05/06/2003 in Instrument 200305060059874, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan T. Foster and Kimberley Dobbs by Quitclaim Deed from Judy M. Foster and Ryan T. Foster, dated 04/03/2013 and filed for record on 04/12/2013 in Instrument 201304120036396, Register's Office for Davidson County, Tennessee.

The said Kimberley Dobbs having since married is also known as Kimberley Dobbs Foster.
Kimberley Dobbs and Kimberley Dobbs Foster are one in the same person.

All matters as set forth per Plat Book 6250, Page 845 and as revised in Plat Book 6200, Page 438, said Register's Office.

Master Deed and By-Laws filed for record in Book 6441, Page 577, as amended of record in Book 6453, Page 620 and Book 6923, Page 777, said Register's Office.

Stormwater Detention Agreement of record in Book 6779, Page 669, said Register's Office.

Deed of Conveyance of record in Book 7542, Page 424, said Register's Office.

Charter of record in Book 6470, Page 149, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 101 Stokeswood Place, Nashville, TN 37215-1500
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), their heirs and/or 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 20th day of September, 2013.

Ryan T. Foster

Kimberley Dobbs Foster

State of Tennessee
County of Williamson

Personally appeared before me Ryan T. Foster and Kimberley Dobbs Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2013.

Notary Public Debbie A. Mitchell
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122