WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20130089022 DEEDWARR
Recvd: 10/16/13 09:48 2 pgs
Fees:13.00 Taxes:74.00

20131016-0107932

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Loc Hoang	Loc Hoang	02900030400
(NAME)	(NAME)	
5604 Montelle Lane	5604 Montelle Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RAYMOND E. FOSTER, JR. AND WIFE, JANE W. FOSTER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOC HOANG AND WIFE, PHUONG NGUYEN, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the 1.86 acre tract on the plat of James Arrington Property of record in Plat Book 5210, Page 295 as amended by Instrument to Amend Final Subdivision Plat of record as Instrument No, 20010305-0020605, both in the Register's Office for Davidson County, Tennessee to which plat and amendment thereto are hereby referenced for a complete description thereof.

Being a part of the same property conveyed to Raymond E. Foster, Jr. and wife, Jane W. Foster by Installment Deed from Grady Proctor and wife, Margaret A. Proctor which deed is dated February 25, 1988 and recorded in Book 7488, Page 811 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS SET FORTH ON THE PLAT OF JAMES ARRINGTON PROPERTY OF RECORD IN PLAT BOOK 5210, PAGE 295 AS AMENDED BY INSTRUMENT TO AMEND FINAL SUBDIVISION PLAT OF RECORD AS INSTRUMENT NO. 20010305-0020605, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE; SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 7464, PAGE 190, SAID REGISTER'S OFFICE; SUBJECT TO DEPARTMENT OF CODES ADMINISTRATION RESTRICTIVE COVENANT OF RECORD AS INSTRUMENT NO. 20030825-0122833, SAID REGISTER'S OFFICE; SUBJECT TO AGREEMENT BETWEEN GRANTORS HEREIN AND ANTHONY HUNTER OF RECORD AS INSTRUMENT NO. 20030905-0130180, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO EASEMENTS SET FORTH IN DEEDS OF RECORD IN BOOK 207, PAGE 196; BOOK 356, PAGE 111, BOOK 1341, PAGE 502 AND BOOK 5479, PAGE 678 AS THEY MAY AFFECT SUBJECT PROPERTY.

unimproved ☑

This is improved ☐ property, known as 5535 Clarksville Hwy., Joelton, TN 37080

(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their 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 this 15th day of October, 2013.

Raymond E. Foster, Jr.

Jane W. Foster BY

By: Raymond E. Foster, Jr.
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Raymond E. Foster Jr., 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 on behalf of Jane W. Foster, acting as that person's agent and attorney in fact, and the said Raymond E. Foster Jr. acknowledged that he executed the foregoing instrument as agent and attorney in fact for Jane W. Foster for the purposes therein contained.

WITNESS my hand and seal, this 15th day of October, 2013.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of October, 2013, before me personally appeared Raymond E. Foster, Jr., to me known (or proved on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jame W. Foster, and acknowledged that he executed the same as the free act and deed of Jane W. Foster.

Witness my hand and official seal at office at Madison , Tennessee, this the 15th day of October, 2013.

My commission expires: 3/3/2014

Deanie L. Gregory.

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY