BILL GARRETT, Davidson County
Trans:T20130096621 DEEDWARR
Recvd: 11/13/13 09:57 2 pgs
Fees:13.00 Taxes:340.40
20131113-0117122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 92,000.00

Affiant

Subscribed and sworn to before me, this 1st day of November, 2013.

Notary Public

My commission expires: 7-24-

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THANG LAM SING	**REGIONS BANK D/B/A**	**13316011500**
292 PENFIELD DR	**2050 PARKWAY OFFICE CIRCLE**	
NASHVILLE, TN 37211	**BIRMINGHAM, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

RAYMOND E. FOSTER, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THANG LAM SING AND HAU NING, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 80, on the Plan of Kenilworth Estates, Section 2, as of record in Book 2900, page 126, Register's Office for Davidson County, Tennessee. Said Lot No. 80 fronts 79 feet on the northerly side of Penfield Drive and extends back 155.2 feet on the easterly line, to a dead line, measuring 79 feet thereon. Being part of the real property conveyed to Martin Zeitlin, Trustee, by deed from Adam J. Strasser and wife, dated May 27, 1960, filed May 27, 1960, and recorded in Book 3072, Page 556, said Register's Office. This conveyance is made subject to ten foot easement for public utilities and 8-inch sewer along northerly line of premises, 40-foot building setback line from Penfield Drive and conditions of owners certificate, as shown on plan of record in Book 2900, page 126, said Register's Office; and to restrictive covenants contained in said instrument of record in Book 3159, Page 308, said Register's Office.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND E. FOSTER BY WARRANTY DEED FROM VERA PORTER, REBA WARD, EVELYN GUY, NORA FAYE BOWERS, JIMMY KARNES, AND WANDA JENKINS THE DEVISEES UNDER THE WILL OF LOUISE S. KARNES AKA TENNIE LOUISE KARNES, DATED 05/28/2013 RECORDED ON 06/10/2013 IN INSTRUMENT NO. 20130610-0058474 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO VERA PORTER, REBA WARD, EVELYN GUY, NORA FAYE BOWERS, JIMMY KARNES, AND WANDA JENKINS THE DEVISEES UNDER THE WILL OF LOUISE S. KARNES AKA TENNIE LOUISE KARNES, BY LAST WILL AND TESTAMENT OF LOUISE S. KARNES, DATED 11/10/2008 RECORDED ON 06/10/2013 IN INSTRUMENT NO. 20130610-0058473 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO THOMAS D. STEELE BY QUITCLAIM DEED FROM LOUISE KARNES, DATED 08/18/1995 RECORDED ON 08/23/1995 IN BOOK 9771 PAGES 213-214 SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SAID GRANTOR, HIS SPOUSE, HEIRS, ASSIGNS, OR DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 292 PENFIELD DR, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 my/our hand(s) this 1st day of November, 2013.

RAYMOND E. FOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RAYMOND E. FOSTER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY