**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0906

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2013

Notary Public
Commission Expires 3-3-15

BILL GARRETT, Davidson County
Trans:T20130097186 DEEDWARR
Recvd: 11/14/13 14:19 2 pgs
Fees:13.00 Taxes:129.50
20131114-0117899

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Kimberly Betty<br>P.O. Box 90227<br>Nashville, TN 37209 | New Owner | 080-08-0-133.00 |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Robert S. Foust, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kimberly Betty**

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. 345, on the plan of Section Two, Bordeaux Hills, as shown on plat of record in Book 3600, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Robert S. Foust, by Warranty Deed from Robert Vance, married, dated 1/9/06 and recorded 1/12/06 in Instrument No. 20060112-0005052, Register's Office for Davidson County, Tennessee.

**GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN $ 42,000.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3211 Holland Lane, Nashville, TN 37218.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of November, 2013.

Robert S. Foust

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert S. Foust** 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 and official seal at Shelby County, Alabama, this 8th day of November, 2013.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 1, 2016

(Notary Seal)

CLINTON JUSTIN COX NOTARY PUBLIC ALABAMA STATE AT LARGE