BILL GARRETT, Davidson County
Trans: T20130105866 DEEDWARR
Recvd: 12/19/13 14:18 2 pgs
Fees: 13.00 Taxes: 506.90

20131219-0128398

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdy A. Garas	US BANK, NA	
(NAME)	(NAME)	
1012 Oak Ridge Ct.	9321 OLIVE BLVD.	149-6-169
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ST. LOUIS, MO 63132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MARK FOSTER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGDY A. GARAS**, 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. 69 on the Plan of Oakwood Subdivision, Section Two, Phase Six, of record in Plat Book 7900, page 626, Register's Office for Davidson Count y, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed tc Mark Foster by Special Warranty Deed from La Salle Bank National Association as Trustee for the LXS 2006-11 Trust Fund of record in Instrument No. 20100827-00679995, said Register's Office.

Sharon Foster joins in this conveyance to convey any marital interest she may have.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 626, said Register's Office; and (c) restrictive covenants of record in Book 7981, page 482, Book 7981, page 478, Book 9781, page 987, Book 10650, page 785, Book 8038, page 838 and Book 8313, page 17, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

unimproved ☐

This is improved, ☒ property, known as 1012 Oak Ridge Ct., Antioch, TN 37013

(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 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 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 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 hand this 16 day of December, 2013.

Mark Foster, BY: Greg Hardeman, Attorney in Fact

Sharon Foster, BY: Greg Hardeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of December, 2013, before me personally appeared Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Mark Foster and Sharon Foster and acknowledged that he executed the same as the free act and deed of Mark Foster and Sharon Foster.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2013.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public