BILL GARRETT, Davidson County
Trans:T20130106066 DEEDWARR
Recvd: 12/20/13 11:26 2 pgs
Fees:13.00 Taxes:592.00

20131220-0128704

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC Sheila McCord Sumner County

File No.: AGL-13-836

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

13-0926

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn M. Foster and Suzanne M. Foster	Community Mortgage, LLC	082-07-0-115.00
(NAME)	(NAME)	
836 Lischey Avenue	19045 E. Valley View PKwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Independence, MO 64055	
(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, I/WE, **ENFIELD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SHAWN M. FOSTER AND SUZANNE M. FOSTER, AS JOINT TENANTS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of an unnumbered tract as shown on the Plat of S.A. Epperson's Subdivision, of record in Book 161, Page 72, Register's Office for said county, and more particularly described as follows:

Beginning on the Westerly margin of Lischey Avenue, or North Fourth Street, 159-1/2 feet Southerly from the Southerly margin of Taylor and Cleveland Street; thence Southerly with the Westerly margin of said Avenue 59-1/2 feet; thence at right angles Westerly 188 feet, more or less, to the Easterly margin of an alley; thence with said alley Northerly 59-1/2 feet; thence Easterly 188 feet, more or less, to the beginning.

Being the same property conveyed to Enfield Properties, LLC, a Tennessee limited liability company by Warranty Deed from James Austin Downing and Beverly Downing Towry, recorded on the 5th day of November, 2012 in Instrument No. 20121105-0101860, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 836 Lischey Avenue, Nashville, TN 37207

(House Number) (Street) (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 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 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 17th day of December, 2013.

Enfield Properties, LLC, a Tennessee limited liability company

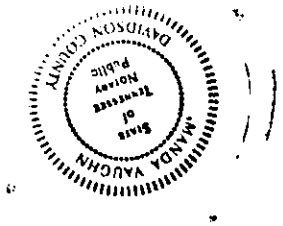
BY: G Gregory Harris Vice President
G. Gregory Harris, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of December, 2013, before me personally appeared G. Gregory Harris, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Enfield Properties, LLC, the within named bargainor, a limited liability company, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of December, 2013.

Cetmanda Vaughn
Notary Public
My Commission Expires: 8/23/2016



~~RETURN TO:~~

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171