WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140001841 DEEDWARR
Recvd: 01/09/14 10:07 2 pgs
Fees:13.00 Taxes:806.60
20140109-0002326

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/23/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard E. Foshee, Jr.	Crosscountry Mortgage, Inc.	172120B16200CO
(NAME)	(NAME)	
1312 Crestfield Drive	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jerry L. Keith and and Sherry Keith, Husband and Wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard E. Foshee, Jr. and Elizabeth Foshee, as 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 419, PLAN OF SECTION EIGHT, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Page 6 and Plat Book 7900, Pages 387 and 388, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jack D. Pruett and Joan W. Pruett, Husband and Wife to Jerry L. Keith and Sherry Keith, Husband and Wife as recorded on the 14th day of March, 2011 in Instrument No. 20110314-0019737 and Deed from Yazdian Construction, Inc. to Jack D. Pruett and wife, Joan W. Pruett as recorded on the 14th day of January, 1993 in Deed Book 8840, Page 814, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1312 Crestfield Drive, Nashville, TN 37211
(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 our hands this 26th day of December, 2013.

Jerry L. Keith

Sherry Keith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 26th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry L. Keith and Sherry Keith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015