BILL GARRETT, Davidson County
Trans:T20140020038 DEEDWARR
Recvd: 03/26/14 08:52 2 pgs
Fees:13.00 Taxes:735.75
20140326-0024635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 198,850.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2014.

Notary Public

My commission expires: 11/20/18

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:
PAUL B. FOSTER, IV	New Owner	**08306006600**
1616 SUMNER AVE		
NASHVILLE, TN 37206		

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,

COTY MEIBEYER, UNMARRIED

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

PAUL B. FOSTER, IV, A MARRIED MAN

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. 20 on the plan of a subdivision of Lots 8, 9, and 10 and part of Lot 7 in BLOCK "A", LOTS 13 AND 14, IN BLOCK "B", AND ALL OF BLOCK "C" of the subdivision of THE WEAKLEY PLACE, as shown by plat of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 20 fronts 50 feet on the southerly margin of Sumner Street and extends back between parallel line 150 feet to a line in the rear measuring 50 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO COTY MEIBEYER, UNMARRIED, BY WARRANTY DEED FROM CHRISTOPHER VANAGS AND LOREN VANAGS, HUSBAND AND WIFE, DATED 08/25/2010 AND RECORDED ON 08/30/2010 IN INSTRUMENT NUMBER 20100830-0068446, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $165,000.00

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 1616 SUMNER AVE, NASHVILLE, TN 37206.

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 25th day of March, 2014.

Coty Meibeyer, by Kelsey Clark
as Attorney in Fact
COTY MEIBEYER
BY: KELSEY CLARK
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared KELSEY CLARK to me known to be the person who executed the foregoing instrument in behalf of **COTY MEIBEYER** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **COTY MEIBEYER.**

Witness my hand, at office, this 25th day of March, 2014.

Notary Public

My Commission Expires: 11/26/14

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County