BILL GARRETT, Davidson County
Trans:T20140038381 DEEDWARR
Recvd: 06/02/14 14:17 2 pgs
Fees:13.00 Taxes:332.63
20140602-0047361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 89,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2014.

Notary Public

My commission expires: SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SARA C BARNES	**REGIONS BANK D/B/A**	**04204008600**
532 AMQUIWOOD CT	**2050 PARKWAY OFFICE CIRCLE**	
MADISON, TN 37115	**BIRMINGHAM, AL 35244**	

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,

ANGEL M. P. FULLER FOSTER and husband, LANCE DAMON FOSTER, as tenants by the entirety

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

SARA C BARNES, an unmarried woman

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. 22B ON THE PLAN OF ZONE LOT DIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 51, 52, 53, 54, 55, 56, 57, 58, 59, AND 60, HERITAGE PLACE, OF RECORD IN BOOK 5200, PAGE 628, AS AMENDED IN BOOK 6250, PAGE 632, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 22B FRONTS 17.50 FEET ON THE NORTHERLY MARGIN OF AMIQUIWOOD COURT AND EXTENDS BACK 147.64 FEET ON THE WESTERLY LINE WHICH IS A BROKEN LINE AND 146.50 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 44.81 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANGEL M. P. FULLER FOSTER and husband, LANCE DAMON FOSTER, as tenants by the entirety, BY QUITCLAIM DEED FROM JOANIE L. ABERNATHY, TRUSTEE, DATED 01/26/1996, AND RECORDED ON 01/26/1996 OF RECORD IN BOOK 9928, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00.

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 532 AMQUIWOOD CT, MADISON, TN 37115.

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 23rd day of May, 2014.

ANGEL M. P. FULLER FOSTER

LANCE DAMON FOSTER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, ANGEL M. P. FULLER FOSTER and LANCE DAMON FOSTER, the within named Grantor(s), 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, at office, this 23rd day of May, 2014.

Notary Public

My Commission Expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066