BILL GARRETT, Davidson County
Trans:T20140044864 DEEDWARR
Recvd: 06/24/14 16:12 2 pgs
Fees:13.00 Taxes:617.90

20140624-0055290

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:
SEP 2 0 2016 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOEL MARQUEZ, A MARRIED MAN	Waterstone Mortgage Corporation (NAME)	02507001200
313 Rosehill Drive (ADDRESS)	N25W23255 Paul Road (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Pewaukee, WI 53072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Edith M. Foster, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOEL MARQUEZ, A MARRIED MAN, hereinafter called the Grantees, 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 LOT NO. 80 ON THE PLAN OF SECTION III, RANCHWOOD ESTATES, OF RECORD IN BOOK 3300, PAGE 59, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 80 FRONTS 120 FEET ON THE NORTH SIDE OF ROSEHILL DRIVE AND RUNS BACK 332.85 FEET ON THE WESTERLY LINE AND 306.28 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR OF WHICH IT MEASURES 137.4 FEET.

BEING THE SAME PROPERTY CONVEYED TO MARSHALL E. FOSTER, III, AND WIFE, EDITH H. FOSTER BY DEED FROM HARRY B. SANDERS, JR. AND WIFE, CAROLYN C. SANDERS OF RECORD IN BOOK 7119, PAGE 437, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARSHALL E. FOSTER, III HAVING SINCE DECEASED ON 07/02/2011, LEAVING EDITH H. FOSTER HIS SOLE SURVIVING SPOUSE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 313 Rosehill Drive, Goodlettsville, TN 37072
(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/our hand(s) this 20th day of June, 2014.

WARRANTY DEED
(Continued)

Edith M. Foster

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edith M. Foster, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2014.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Signature Title Services, LLC
1517 Hunt Club Blvd., Ste. 200
Gallatin, TN 37066