Return To: 14-0305
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20140049914 DEEDWARR
Recvd: 07/14/14 09:46 2 pgs
Fees: 13.00 Taxes: 1289.45

20140714-0061616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 348,500.00

Affiant

Subscribed and sworn to before me, this 10th day of July, 2014.

Notary Public

My commission expires: 9/3/16

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2015

**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: |
|---|---|---|
| **IVAN F. CHESTER**<br>**ELIZABETH LOONEY CHESTER** | Community Mtg LLC DBA community Mtg. Advisors | **07203015900** |
| **1316 MCCHESNEY AVENUE** | 19045 E. Valley View Pkwy Suite F | |
| **NASHVILLE, TN 37216** | Independence, MO 64055 | |
| | | |

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,

**LINDA L. FOSTER, UNMARRIED**

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

**IVAN F. CHESTER and ELIZABETH LOONEY CHESTER, HUSBAND AND WIFE AS JOINT TENANTS**

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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO. 197 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 197 FRONTS 100 FEET ON THE SOUTHERLY SIDE OF MCCHESNEY AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM W. FOSTER and wife, LINDA L. FOSTER, BY INSTALLMENT DEED FROM GENE BROWN PETWAY AND WIFE, PEGGY V. PETWAY, DATED 01/12/1993 AND RECORDED ON 01/19/1993, IN BOOK 8843, PAGE 53, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $60,000.00. WILLIAM W. FOSTER HAVING SINCE DIED ON 1/7/2011, DAVIDSON COUNTY, TENNESSEE.

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 1316 MCCHESNEY AVENUE, NASHVILLE, TN 37216.

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 10th day of July, 2014.

LINDA L. FOSTER

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, LINDA L. 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 10th day of July, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016