BILL GARRETT, Davidson County
Trans:T20140058495 DEEDWARR
Recvd: 08/11/14 09:35 2 pgs
Fees:13.00 Taxes:807.82
20140811-0071963

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,331.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2014.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRA... STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNT...

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Foshee III 1312 Crestfield Drive Nashville, TN 37211	Same address as new owner	172-12-0-B-162.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighteen Thousand Three Hundred Thirty One and 00/100 Dollars ($218,331.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RICHARD E. FOSHEE JR. AND ELIZABETH FOSHEE, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD E. FOSHEE III, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further 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 to Richard E. Foshee Jr. and Elizabeth Foshee, as husband and wife, by Warranty Deed from Jerry L. Keith and Sherry Keith, husband and wife, dated 12/26/2013, recorded 1/9/2014, of record in Instrument No. 20140109-0002326, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 7900, Page 6 and in Plat Book 7900, Pages 387-388; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1312 Crestfield Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 31st day of July, 2014.

Richard E Foshee

RICHARD E. FOSHEE JR.

Elizabeth Foshee

ELIZABETH FOSHEE

STATE OF LOUISIANA
~~COUNTY~~/PARISH OF NATCHITOCHES

Personally appeared before me, a Notary Public, Richard E. Foshee Jr. and Elizabeth Foshee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of July, 2014.

Sidney B Evans

Notary Public

SIDNEY B. EVANS, JR.
NOTARY PUBLIC, #069417
NATCHITOCHES PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

Printed Notary Name

My commission expires: _____