BILL GARRETT, Davidson County
Trans:T20140064339 DEEDWARR
Recvd: 08/29/14 10:40 2 pgs
Fees:13.00 Taxes:340.40
20140829-0079113

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Debbie A. Treadway
Affiant

Subscribed and sworn to before me, this 26th day of August, 2014.

Cassi Clark
Notary Public
My commission expires: 5/19/18

06-1407-75725

Address of New Owner:	Send Tax Bills to:	Tax Information
Debbie Seifert	Fifth Third Mortgage Company	053-03-0-155.00
1307 Debow Street	5001 Kingsley Dr.	
Old Hickory TN 37138	Cincinnati, OH 45263	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Stanley Foutch, Donald Eugene Foutch, and Penny Foutch Dillard, Heirs at Law of the Estate of Kenneth Wayne Foutch, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Deborah A. Seifert, an unmarried woman**, hereinafter called the Grantees, their successors 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 Nos. 39 & 27 on the Revised Plan Certain Lots Between Dodson & Debow Streets Sections "C" & "D", as shown on plat of record in Plan Book 1835, Page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Foutch, unmarried by deed from George E. Margrave, dated January 16, 2004, recorded January 23, 2004, of record in Instrument No. 20040123-0009119, Register's Office for Davidson County, Tennessee. The said Kenneth Foutch having since died intestate on September 18, 2013. His estate was probated in the Probate Court for Davidson County, Tennessee under Docket No. 13P-1672. The Heirs at Law of Kenneth Wayne Foutch being, Kevin Stanley Foutch, Donald Eugene Foutch, and Penny Foutch Dillard. Affidavit of Heirship filed April 22, 2014, of record in Instrument No. 20140422-0033762, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1307 Debow Street, Old Hickory, TN 37138.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of August, 2014.

Kevin Stanley Foutch

Donald Eugene Foutch

Penny Foutch Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Stanley Foutch, Donald Eugene Foutch, and Penny Foutch Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 26th day of August, 2014.

Tabatha Edwards
Notary Public

My Commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122