(A)

BILL GARRETT, Davidson County
Trans:T20140070290 DEEDWARR
Recvd: 09/19/14 10:56 3 pgs
Fees:18.00 Taxes:721.13
20140919-0086201

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $194,900.00.

Affiant
Sworn to and Subscribed before me on this the 18th day of September, 2014.

NOTARY PUBLIC
My Commission Expires: 03-07-17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGETTE R. KENNEDY

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Evan B. Foster	Franklin Synergy Bank	171-03-0-B-239.00 CO
601 Old Hickory Blvd. #43	722 Columbia Ave.	
Brentwood, TN 37027	Franklin, TN 37064	

WARRANTY DEED

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 acknowledged, **CHAD HILL and wife, MEGAN HILL**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **EVAN B. FOSTER, single**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 1, on the plan of Phase Two, Section Seven, Townhomes of Fredericksburg, as of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chad Hill and wife, Megan Hill by Warranty Deed from Joseph Sung Chun Cho and wife, Mary Un Joo Cho of record in Instrument No. 20090122-0005544 on 01/22/2009, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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 except for (a) 2014 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the Grantees in full when due. (b) Subject to all matters as set forth per Book 7900, Page 509, Book 7900, Page 807, Book 9700, Page 957, said Register's Office. (c) Subject to Restrictions of record in Book 7798, Page 843, said Register's Office. (d) Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10694, Page 341, Book 11550, Page 531, Book 11682, Page 75, said Register's Office. (e) Subject to By-Laws of record in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 11550, Page 554, said Register's Office. (f) Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 7358, Page 643, said Register's Office. (g) Subject to all matters including but not limited to an Easement of record in Book 7851, Page 712, said Register's Office. (h) Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7993, Page 269, said Register's Office. (i) Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9607, Page 431, said Register's Office. (j) Subject to Dedication of Site Drainage Easement of record in Book 10012, Page 756, said Register's Office. (k) Subject to Stormwater Detention Agreement of record in Book 10357, Page 920, said Register's Office. (l) Subject to Easement of record in Book 10709, Page 143, said Register's Office. (m) Subject to Cable Television Easement and Maintenance Agreement of record in Instrument 200005160049387, said Register's Office. (n) Subject to Grant of Easement of record in Instrument 201310210109635, said Register's Office. (o) Subject to Corporation Charter (Non-Profit) of record in Book 8920, Page 40, said Register's Office. (p). Subject to Corporation Charter (Non-Profit) of record in Book 10126, Page 430, said Register's Office. (q). Subject to Charter - Nonprofit of record in Book 11550, Page 529, said Register's Office. (r) Subject to Quitclaim Deed to the Homeowner's Association of record in Book 11753, Page 208, said Register's Office. (s) Subject to right-of-way for public road(s).

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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 7 day of September, 2014.

CHAD HILL **MEGAN HILL**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **CHAD HILL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of September, 2014.

NOTARY PUBLIC
My Commission expires: 5-21-17

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **MEGAN HILL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of September, 2014.

NOTARY PUBLIC
My Commission expires: 5-21-17

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY