BILL GARRETT, Davidson County
Trans:T20140086177 DEEDWARR
Recvd: 11/14/14 16:07 2 pgs
Fees:13.00 Taxes:924.63
20141114-0105483

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $249,900.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 12th day of November, 2014.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hannah Myers	InterLinc Mortgage Services, LLC	
1616 Sumner Avenue	10613 W. Sam Houston Pkwy N., Suite 200	08306006600
Nashville, TN 37206	Houston, TX 77064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL B. FOSTER IV, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH MYERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 No. 20 on the Plan of a subdivision of Lots 8, 9 and 10 and part of Lot 7 in Block A, Lots 13 and 14, in Block B, and All of Block C of the subdivision of The Weakley Place, of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Coty Melbeyer, unmarried by deed from Christopher Vanags and Loren Vanags, husband and wife of record in Instrument No. 20100830-0068446 Register's Office for Davidson County, Tennessee, dated August 25, 2010 and recorded on August 30, 2010.

Being the same property conveyed to Paul B. Foster, IV, a Married Man by deed from Coty Meibeyer, unmarried of record in Instrument No. 20140326-0024635 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 26, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1616 Sumner Avenue, Nashville, TN 37206.

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(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2014.

Paul B. Foster

Paul B. Foster, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul B. Foster, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Phoebe Foster, spouse of Paul B. Foster, IV, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Phoebe Foster By Daniel Fell
AS ATTORNEY IN FACT

Phoebe Foster, by Daniel Fell
as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2014, before me personally appeared Daniel Fell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Phoebe Foster as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Phoebe Foster.

Witness my hand and seal this 12th day of November, 2014.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018