BILL GARRETT, Davidson County
Trans:T20140090311 DEEDWARR
Recvd: 12/02/14 15:38 2 pgs
Fees:13.00 Taxes:740.00
20141202-0110587

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-141100344

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
1st day of DECEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL BENTON FOSTER	SAME	083-14-0-192.00
402 BRIERLY COURT BRENTWOOD, TN 37027		

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, WE,

TRACYE DELANE MILOSEV, MARRIED

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

PAUL BENTON FOSTER AND PHOEBE ELIZABETH FOSTER, A MARRIED COUPLE

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:

LAND in Davidson County, Tennessee, being Lot No. 315 on the plan of Edgefield Land Company's Second Subdivision, of record in Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Tracye Delane Milosev by Quitclaim Deed from A. Chris Keenan, dated 1/25/06 and recorded 2/2/06 in Instrument No. 20060202-0012817, and as rerecorded in Instrument No. 20060209-0016353; and being the same property previously conveyed to A. Chris Keenan and wife, Tracye L. Keenan, by Warranty Deed from Ronald Jeffrey Kendall and wife, Lisa Carol Kendall, dated 1/14/03 and recorded 1/16/03 in Instrument No. 20030116-0006938, Register's Office for Davidson County, Tennessee.

The undersigned Mark Reeves spouse of Tracye Delane Milosev joins in the execution of this instrument for the purpose of conveying to the Grantees all of his right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) all restrictions of record; 2) all easements of record; 3) All visible easements; 4) All matters appearing on the plan of record; 5) All applicable government and zoning regulations.

This is improved (X) property known as **1615 LILLIAN STREET, 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 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 is 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 our hands this 1st day of DECEMBER, 2014.

TRACYE DELANE MILOSEV

MARK REEVES

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TRACYE DELANE MILOSEV AND MARK REEVES, the bargainor(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 and official seal at Smyrna, Tennessee, this 1st day of DECEMBER, 2014.

Commission Expires:_____

Notary Public

