BILL GARRETT, Davidson County
Trans:T20140097216 DEEDWARR
Recvd: 12/30/14 11:10 2 pgs
Fees:13.00 Taxes:658.60
20141230-0118846

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of December, 2014.

Notary Public

My Commission Expiration: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lincoln Joseph Lakoff 1900 Richard Jones Rd. Apt. R7 Nashville, TN 37215	F & M Bank 2081 Wilma Rudolph Blvd Clarksville TN 37040	-117150A16700CO

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, WE, **Linda C. Foster, married, and Keith L. Foster, unmarried, joint tenants with right of survivorship,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lincoln Joseph Lakoff,*** 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:

Property known as 1900 Richard Jones Rd. Apt. R7 Nashville, TN 37215, County of Davidson

LAND in Davidson County, Tennessee, being Parcel No. 167, Unit No. R-7 in a Horizontal Property Regime located on the Plat of Green Hills Terrace Condominiums, of record in Plat Book 5200, Page 64, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Linda C. Foster and Keith L. Foster, joint tenants with right of survivorship, by deed from Catherine P. Bateman, unmarried dated 12/15/2000, filed of record in Instrument No. 20001220-0124549, said Register's Office.

The subject property is not the principal residence of Linda C. Foster, nor her spouse.

Tax Map and Parcel ID is as follows 117150A16700CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1900 Richard Jones Rd. Apt. R7, Nashville, TN 37215

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.

* a single man

Witness my hand this 19th day of December, 2014.

Linda C. Foster

Linda C. Foster

Keith L. Foster

Keith L. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2014, before me personally appeared Linda C. Foster, married, and Keith L. Foster, unmarried, joint tenants with right of survivorship, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of December, 2014.

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires 8-27-18

Notary Public
Commission Expiration: