BILL GARRETT, Davidson County
Trans:T20150007907 DEEDWARR
Recvd: 02/02/15 10:27 2 pgs
Fees:13.00 Taxes:469.90
20150202-0009339

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-141200382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$127,000.00

Shelby Watkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the
30th day of JANUARY, 2015

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

MY COMMISSION EXPIRES:

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
SHELBY WATKINS	FIRST BANK	133-04-0-007.00
3212 GLENCLIFF ROAD	3500 BLUE LAKE DR., SUITE 325	
NASHVILLE, TN 37211	BIRMINGHAM, AL 35243	

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,

BEN C. FOREMAN, MARRIED AND MARSHA A. PICKETT, UNMARRIED

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

SHELBY WATKINS, AND UNMARRIED WOMAN AND SHELBY LOWRIE, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 the southerly 20 feet of Lot No. 19 and the northerly 80 feet of Lot No. 20 on the Plan of J. P. Ellis' Glencliff Subdivision, Section "A", a part of the Morton Tract, as of record in Book 1130, Page 23, Register's Office for Davidson County, Tennessee.

SAID Parts of Lots 19 and 20 front together 100 feet on the easterly side of Glencliff Road, and extend back between parallel lines 579 feet 6 inches, more or less, on the southerly line, and 526.6 feet, more or less, on the northerly line to a dead line measuring 115 feet thereon.

BEING the same property conveyed to Jesse E. Foreman and wife, Grace W. Foreman by Warranty Deed from J. P. Ellis, Trustee for J. Porter Ellis and Jimmie W. Ellis, dated 2/12/42 and recorded 3/16/42 in Book 1227, Page 244, Register's Office for Davidson County, Tennessee.
The said Jesse E. Foreman (AKA Jesse Elijah Foreman) died on 10/27/00, leaving property vested solely in Grace W. Foreman. The said Grace W. Foreman (AKA Grace Hall Foreman) died testate on 3/2/12, and pursuant to her Last Will and Testament filed 12/4/12 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) as Docket No. 12P-1833, devised her estate to her son, Ben C. Foreman and daughter, Marsha A. Pickett in equal shares.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3212 GLENCLIFF ROAD, NASHVILLE, TN 37211**
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 30th day of JANUARY, 2015.

Ben C. Foreman

BEN C. FOREMAN

Marsha A. Pickett

MARSHA A. PICKETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEN C. FOREMAN AND MARSHA A. PICKETT 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 Nashville, Tennessee, this 30th day of JANUARY, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

