# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-6-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Trevor Foster | NEW OWNER | |
| (NAME) | (NAME) | |
| 8213 Coley Davis Rd. | | 141-06-0-B 003.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **LATISHA INMAN GRUVER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN TREVOR FOSTER,** 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 Unit 103, POPLAR RIDGE CONDOMINIUMS, as shown on plat of record in Plat Book 9700, Pages 829 and 830, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Latisha Inman by Warranty Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, recorded on the 29th day of July, 2005 in Instrument No. 20050729-0089055, in the Register's Office of Davidson County, Tennessee. Latisha Inman has since married and is now known as Latisha Inman Gruver.

This was not the marital residence for the Grantor.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 9700, pages 829 and 830, said Register's Office; and (c) restrictive covenants of record in Book 11322, page 931 as amended by instrument(s) of record in Book 11662, Page 988, Book 11662, Page 993 and Instrument No. 200006090057726, said Register's Office; (d) Charter of Homeowners Association recorded in Book 11322, Page 924, said Register's Office; (e) Easement for Utility Installation and Maintenance, recorded in Book 11585, Page 225, said Register's Office.

unimproved
This is improved X property, known as 8213 Coley Davis Rd., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 03/20/15 15:17 3 pgs
Fees:18.00 Taxes:455.10
20150320-0024359

Witness my hand this 18 day of March, 2015.

Latisha Inman Gruver
by J. Gregory Hardeman

LATISHA INMAN GRUVER, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of March, 2015, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Latisha Inman Gruver and acknowledged that she executed the same as the free act and deed of Latisha Inman Gruver.

Witness my hand and official seal at Nashville, Tennessee this 18 day of March, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public

# True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

