WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065650 DEEDWARR
Recvd: 08/07/15 11:02 2 pgs
Fees:13.00 Taxes:462.50
20150807-0078862

J-BT-15-2409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelsey G Foster	**Bank of Tennessee**	
(NAME)	(NAME)	**073-12-0-031.00**
2409 Ridgeland Drive	**PO Box 4980**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Johnson City, TN 37602**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FOSTER FAMILY RENTALS, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KELSEY G FOSTER AND NIKOLAI FOSTER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 233 on the Plan of Section Two, Sunset View of record in Plat Book 2663, Page 52, 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 Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, an individual one-third interest to each by Quit Claim deed from Betty H. Fuqua, surviving tenants by the entireties and reserving unto myself, a life estate in the subject property of record in Instrument No. 20051021-0126929 Register's Office for Davidson County, Tennessee, dated October 12, 2005 and recorded on October 21, 2005.

Being a portion of the same property conveyed to Foster Family Rentals, GP by Warranty deed from Kerry D. Fuqua, Burton L. Fuqua, and Troy C. Fuqua of record in Instrument No. 20141217-0115429 Register's Office for Davidson County, Tennessee, dated December 11, 2014 and recorded on December 17, 2014.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 52, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2492, Page 631, Book 2752, Page 594 and Book 2956, Page 595, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2409 Ridgeland Drive , Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF JULY, 2015.

Foster Family Rentals, GP

BY: _____
Brian Foster
General Partner

BY: _____
Kelsey G. Foster
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BRIAN FOSTER AND KELSEY G. FOSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the GENERAL PARTNERS of FOSTER FAMILY RENTALS, GP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Partnership as GENERAL PARTNERS.

Witness my hand and official seal, this the 31st of July, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212