BILL GARRETT, Davidson County
Trans:T20150069330 DEEDWARR
Recvd: 08/18/15 09:22 2 pgs
Fees:13.00 Taxes:1104.45
20150818-0082858

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $298,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2015.

Notary Public

My commission expires: 11/5/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adam M. Werbeach	CMG Mortgage, Inc.	
1615 Lillian Street	3160 Crow Canyon Road, Suite 400	083-14-0-192.00
Nashville, TN 37206	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL BENTON FOSTER AND PHOEBE ELIZABETH FOSTER, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM M. WERBEACH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 or Spring Subdivision of record in Plat Book 57, Page 152, 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 Tracye Delane Milosev, by Quitclaim deed from A. Chris Keenan of record in Instrument No. 20060202-0012817 Register's Office for Davidson County, Tennessee, dated January 25, 2006 and recorded on February 2, 2006 and re-recorded on February 9, 2006, in Instrument No. 20060209-0016353.

Being the same property conveyed to Paul Benton Foster and Phoebe Elizabeth Foster, a married couple by Warranty deed from Tracye Delane Milosev, married of record in Instrument No. 20141202-0110587 Register's Office for Davidson County, Tennessee, dated December 1, 2014 and recorded on December 2, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2015.

Paul Benton Foster by Daniel Fell,
Attorney in Fact AIF

Phoebe Elizabeth Foster by Daniel Fell,
Attorney in Fact AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2015, before me personally appeared Daniel Fell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul Benton Foster and Phoebe Elizabeth Foster as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Paul Benton Foster and Phoebe Elizabeth Foster.

Witness my hand and seal this 14th day of August, 2015.

Notary Public

My Commission Expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018