THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074636** BILL GARRETT, Davidson County Trans:T20150069502 DEEDWARR Recvd: 08/18/15 12:33 2 pgs Fees:13.00 Taxes:296.00 20150818-0083084	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $80,000.00. Bryan L Pedigo Affiant Subscribed and sworn to before me, this 14th day of August, 2015. Notary Public My Commission Expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: JULY 3, 2017

WARRANTY DEED

Address New Owner: Bryan L. Pedigo 241 TANKSLEY AVE Nashville TN 37211-2426	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-14-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darlene Foster Fischer, First Alternate Successor Trustee of the Tommie O. Foster Revocable Living Trust Agreement, U/A/D December 9, 1998** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan L. Pedigo, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 18 of Block "D" on the Map of Woodbine Courts, Part Two, not of record and described as follows:

Beginning at a point in the South margin of Tanksley Avenue, at the common corner of Lots 17 and 18; thence with the line between said two lots, Southwardly 156.5 feet to a point, the Northeast corner of Lot 12: thence Westerly with the line between Lots 12 and 18, 75 feet to the common corner of Lot 18, 12, 11, and 19; thence with the line between Lots 18 and 19, Northerly 156.5 feet to the South margin of Tanksley Avenue: thence with the margin of said Avenue, Easterly 75 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Opal P. Foster, Individually to Tommie O. Foster, Trustee U/A/D December 9, 1998 of the Foster Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, as recorded on the 14th day of December, 1998 in Deed Book 11251, Page 85 and Warranty Deed from Bobby Franklin Edmonds and wife, Lula Maie Edmonds to William D. Foster and wife, Opal P. Foster, as recorded on the 31st day of May, 1960 in Deed Book 3073, Page 225, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 241 TANKSLEY AVE Nashville TN 37211-2426

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2015.

Tommie O. Foster Revocable Living Trust Agreement, U/A/D December 9, 1998

Darlene Foster Fisher (TRUSTEE)

By: Darlene Foster Fischer, First Alternate Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene Foster Fischer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the First Alternate Successor Trustee of the Tommie O. Foster Revocable Living Trust, dated December 9, 1998, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of August, 2015.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2017

My Commission Expires: _____