BILL GARRETT, Davidson County
Trans:T20150086399 DEEDWARR
Recvd: 10/09/15 14:05 2 pgs
Fees:13.00 Taxes:518.00
20151009-0103258

15-2185TN
Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of October, 2015.

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Troy Foster and Debbie Foster 608 Priscilla Ct. Madison, TN 37115	SAME AS NEW OWNER.	-052010C04700

EXECUTOR DEED

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 Robinson Upton, Executor of the Estate of Vaughnell K. Mooneyhan, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy Foster and Debbie 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:

Property known as 608 Priscilla Ct. Madison, TN 37115, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Neely's Chase Revised of record in Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joseph H. Mooneyhan and wife, Vaughnell Mooneyhan by deed from Deborah Chance Phillips Mix and husband, L.J. Mix, III, dated 11/15/1994, recorded 2/2/1995 in Book 9586, Page 649, said Register's Office. The said Joseph H. Mooneyhan having since died on 5/1/1996 leaving Vaughnell Mooneyhan as the surviving tenant.

Being the same property conveyed to Vaughnell K. Mooneyhan by deed from Vaughnell K. Mooneyhan, widow, dated 5/21/2012, recorded, 8/30/2012 and filed of record in Instrument No. 20120830-0078428, said Register's Office.

The said Vaughnell Mooneyhan having died on 11/1/2014, whose will devised the property to Ben Robinson Upton and Debra Michelle Dunnagan.

Being the same property conveyed to Ben Robinson Upton and Debra Michelle Dunnagan pursuant to The Last Will and Testament of Vaughnell Mooneyhan on 11/1/2014 of record in Docket No. 15P-221, Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Troy Foster and Debbie Foster by deed from Ben Robinson Upton and Debra Michelle Dunnagan pursuant to The Last Will and Testament of Vaughnell Mooneyhan, dated _____, recorded _____ and filed of record in Instrument No. _____, said Register's Office.

Tax Map and Parcel ID is as follows 052010C04700

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 608 Priscilla Ct., Madison, TN 37115

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 unemcumbered, 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 my hand this 6 day of October,2015.

B Robinson Upton, Executor

Ben Robinson Upton, Executor of the Estate of
Vaughnell K. Mooneyhan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this , before me personally appeared Ben Robinson Upton, Executor of the Estate of Vaughnell K. Mooneyhan, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 6 day of October, 2015.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY