WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150091524 DEEDWARR
Recvd: 10/27/15 14:07 2 pgs
Fees: 13.00 Taxes: 388.50

20151027-0109328

PATRICIA NICHOLL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carolyn M. Foster	Simmons First National Bank	Parcel ID:
7212 River Junction	501 Main St.	09610010700
Nashville, TN 37221	Pine Bluff, AR 71601	

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

Marjorie Skinner Parker, married and Sara Pendleton Woodside, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carolyn M. Foster, unmarried
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:

Being Lot No. 254 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Marjorie Skinner Parker and Sarah Pendleton Woodside and Linda H. Skinner reserving a life estate by Quitclaim Deed from Linda H. Skinner, of record in Book 8001, Page 890, dated December 7, 1989, Register's Office for said County. The said Linda H. Skinner is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2145 Page 262 amended in Book 2273, Page 88, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2133, Page 88, said Register's Office.

This property is not a marital residence for Marjorie Skinner Parker and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20151027-0109327, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2946 Leatherwood Drive, Nashville, TN 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 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.

Witness our hands this 23rd day of October, 2015.

Marjorie Skinner Parker
Marjorie Skinner Parker

Sara Pendleton Woodside by Marjorie Skinner Parker
Sara Pendleton Woodside
By: Marjorie S. Parker, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie Skinner Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Marjorie S. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Sara Pendleton Woodside as her Attorney in Fact as the free act and deed of the within named Sara Pendleton Woodside.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.