BILL GARRETT, Davidson County
Trans:T20160004619 DEEDWARR
Recvd: 01/19/16 11:57 3 pgs
Fees:18.00 Taxes:310.80
20160119-0005049

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Mary Foster & Michael Boyd 133 Quinn Circle Nashville, TN 37210	New Owner(s)	096-06-0-092.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AMANDA R. MENTZER and husband, BEN RADER, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto MARY FOSTER and MICHAEL BOYD, as equal tenants-in-common (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 2920 McCampbell Avenue, Nashville, Tennessee 37214. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, this 19 day of January, 2016.

GRANTOR:

AMANDA R. MENTZER

BEN RADER

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)

Before me Josh Hankins, a Notary Public of said County and State, personally appeared AMANDA R. MENTZER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in ~~Goodlettsville~~, Tennessee, this 19 day of January, 2016.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Emily Myers, a Notary Public of said County and State, personally appeared BEN RADER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hermitage, Tennessee, this 16 day of January, 2016.

Notary Public

My Commission Expires: October 7, 2019

EMILY MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Eighty-Four Thousand and 00/100 Dollars ($84,000.00).

MARY FOSTER

Sworn to and subscribed before me, this 15 day of January, 2016.

Notary Public

My Commission Expires: 12/18/17

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 157, on the Plan of Cloverhill Subdivision, Section 1, as shown on plat of record in Plat Book 2083, page 38, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Amanda R. Mentzer, an unmarried woman, by deed from Thomas J. Parker, a married man, of record in Instrument No. 20060403-0037073, said Register's Office.