BILL GARRETT, Davidson County
Trans:T20160005423 DEEDWARR
Recvd: 01/20/16 15:04 2 pgs
Fees:13.00 Taxes:1154.40
20160120-0005979

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1601-49741

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brian G. Foster 1025 Nunnery Lane Nashville TN 37221	New owner	141-05-0-A-052.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julia Ann Keyser, Trustee of the Julia Ann Keyser Living Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian G. Foster and wife, Mary B. Foster**, hereinafter called the Grantees, their successors 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. 52, on the Plan of Avondale Park, Park 1, Section 1A, of record in Instrument No. 20080226-0018937, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julia Ann Keyser, Trustee of the Julia Ann Keyser Living Trust by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, dated September 10, 2010, recorded September 14, 2010, of record in Instrument No. 20100914-0072968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1025 Nunnery Lane, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of January, 2016.

Julia Ann Keyser, Trustee

Julia Ann Keyser, Trustee of the Julia
Ann Keyser Living Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Julia Ann Keyser, Trustee of the Julia Ann Keyser Living Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of January, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 9/26/2018

