BILL GARRETT, Davidson County
Trans:T20160012579 DEEDWARR
Recvd: 02/16/16 12:40 2 pgs
Fees:13.00 Taxes:968.71
20160216-0014373

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 261,813.00

Wanda Hiett
Affiant

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

Subscribed and sworn to before me, this 12th day of February, 2016.

Janice H. Collins
Notary Public

My commission expires: 9-11-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jon B. Wilson, Jr. **Mona R. Wilson**	**New Owner**	**07203011000**
3064 Americus Drive [illegible]		
Thompson's Station, 37179 [illegible]		

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 ACKNOWLEDGE, WE,

Jack Foster and wife, Christine S. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon B. Wilson, Jr. and Mona R. Wilson, husband and wife

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:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 182 and the westerly 31 feet 8 inches of Lot No. 183 on the map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 182 and 183 front together 81 feet 8 inches on the southerly side of McChesney Avenue, and run back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Jack Foster and wife, Christine S. Foster from Shirley May Herndon, Devisee under the Last Will and Testament of Wayne Vincent Herndon, by Warranty Deed dated July 21, 2004 and of record in Instrument No. 20040721-0087540, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 1126 McChesney Avenue, Nashville, TN 37216.

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 in 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 my/our hand(s) this 12th day of February, 2016.

Jack Foster

Christine S. Foster

Christine S. Foster

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jack Foster and Christine S. Foster, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2016.

Notary Public

My Commission Expires: 2/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON