WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/16 08:47 3 pgs
Fees:18.00 Taxes:555.00
20160610-0058729

27846

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2016.

(Affix Seal) Notary Public

My Commission Expires: 4/11/2020

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TENNESSEE 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Daniel Foster	New Owner	Map/Parcel
177 Briggs Avenue		133 070 0 01800
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, PIIILLIP DAVID FOSTER, JR., CARL ANTHONY FOSTER, AND KENNETH GERALD FOSTER, DEVISEES UNDER THE LAST WILL AND TESTATMENT OF PHILLIP DAVID FOSTER, SR., DECEASED, AND RUTH E. FOSTER, SURVIVING SPOUSE OF PHILLIP DAVID FOSTER, SR., DECEASED, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto THOMAS DANIEL FOSTER, hereinafter called the GRANTEE, his heirs and assigns, that 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. 28 on the Revised Plan of Parma Heights, Section 2, as of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip D. Foster and wife, Peggy M. Foster by Warranty Deed from Paul Andrew Justice and wife, Lola Jones Justice, dated May 23, 1966, of record in Book 4020, page 437, Register's Office for Davidson County, Tennessee. The said Peggy M. Foster having died on November 30, 2002 and Phillip D. Foster having since died on November 16, 2014, and by Last Will and Testament, the subject property was devised to the children of Phillip David Foster, Sr., the same having been filed for record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P-1282.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2016 are a lien against said property, but are not yet due and payable. GRANTEE will be responsible for payment of said taxes when they become due and payable. Map/Parcel 133 070 0 01800.
2. All matters appearing on the Plan of Parma Heights of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 177 Briggs Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Ruth E. Foster, the surviving spouse of Phillip David Foster, Sr. (one and the same as said Phillip D. Foster), joins in this conveyance to release all her right, title, and interest, legal and equitable, in the property being sold herein.

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 9th day of June, 2016:

Phillip David Foster, Jr.

Carl Anthony Foster

Kenneth Gerald Foster

Ruth E. Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Phillip David Foster, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016:

Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Carl Anthony Foster, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016:

Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kenneth Gerald Foster, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016:

Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ruth E Foster, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2016:

Notary Public

My commission expires: 12-6-2016

KATHLEEN HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

