WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056386 DEEDWARR
Recvd: 07/01/16 10:42 2 pgs
Fees:13.00 Taxes:581.64
20160701-0067518

W-RR-16-215-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-26-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY MY COMMISSION EXPIRES MAR 26 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura E. Faison Clifton	**Franklin American Mortgage Company**	
(NAME)	(NAME)	**73-16-A-215.00CO**
306 Redd Ct.	**6100 TOWER CIRCLE**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN G. FOSTER AND ROGER DART LIVINGSTON, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA E. FAISON CLIFTON,** and Phillip E. Clifton wife and Husband hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. 215 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 724, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brian G. Foster and Roger Dart Livingston, Jr., Tenants in Common, by Warranty Deed from Jerry Thompson and wife, Pam Thompson recorded March 23, 2016 in Instrument Number 20160323-0027640 and being the same property conveyed to Jerry Thompson and spouse, Pam Thompson, by Warranty Deed from Catherine Corcoran recorded November 24, 2008 in Instrument Number 20081124-0115081, Register's Office for Davidson County, Tennessee.

This property has never been a primary or marital residence of grantors herein.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 5200, Page 724.
- Covenants, Conditions and Restrictions recorded in Book 6218, Page 528, amended at Instrument No. 20090825-0080066 and 20040405-0038158, Rules and Regulations recorded at Instrument No. 20151103-0112087, Affidavit recorded at Instrument No. 20151110-0114516.
- Easement to Comcast of Nashville I, LLC recorded at Instrument No. 20130517-0050098.
- Conservation Greenway Easement recorded at Instrument No. 20011024-0116288.
- Ingress and Egress Easement recorded in Book 1126, Page 461.
- Sanitary Sewer Easement recorded in Book 4373, Page 83.
- Sewer Easement recorded in Book 6113, Page 475.
- Easement for Well recorded in Book 3571, Page 194 and Book 4215, Page 423.
- Deed to USA recorded in Book 2281, Page 177.
- Flowage Easement recorded in Book 2203, Page 189.
- 20 Foot Roadway Easement recorded in Book 1878, Page 164 and Book 2753, Page 60.
- Easement for Spring recorded in Book 635, Page 618 and Book 1422, Page 179.
- Quitclaim Deed for Common Areas to Homeowner's Association recorded in Book 6218, Page 525.
- Davidson County Taxes for the year 2016.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **215 Cumberland Trace, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF JUNE, 2016.

Brian G. Foster

Roger Dart Livingston, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN G. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER DART LIVINGSTON, 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212