ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jack Foster 143 Journey Lane Ashland City Tn 37015	New Owner	08203036900
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		26b 15273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael Castellarin, as Conservator for the property of Effrage Rees, Jr. (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Jack Foster, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 53, on the plan of Sharpe and Horns First Addition of North East Nashville, of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Effrage Rees, Jr. and wife, Patricia Ann Rees, tenants by the entirety from Annie Laura Lee Early and Newsom Emma Lee, said Register's Office of Davidson County, Tennessee. Patricia Ann Rees died May 20, 2006 and upon her death, title was vested in Effrage Rees, Jr. as the sole surviving tenants by the entirety. Michael Castellarin was appointed by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) to be Conservator for the property of Effrage Rees, Jr. in Case No. 14JP-1780.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. All matters as shown on plat of record in Book 57, page 152, said Register's Office.

This is improved real property located on 1121 Stainback Avenue, Nashville, TN, 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2016.

Notary Public

C. W. SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Commission Expires: 11/20/2018

BILL GARRETT, Davidson County
Trans: T20160067252 DEEDWARR
Recvd: 08/04/16 10:23 2 pgs
Fees: 13.00 Taxes: 444.00
20160804-0080739

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of July, 2016.

By: _____
Michael M. Castellarin, as Conservator for
the property of Effrage Rees, Jr.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Michael Castellarin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Conservator for the property of Effrage Rees, Jr. and that he as such Conservator for the property of Effrage Rees, Jr. executed the foregoing instrument for the purposes therein contained, by signing as the Conservator for the property of Effrage Rees, Jr.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 28th day of July, 2016.

_____
Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017