BILL GARRETT, Davidson County
Trans:T20160111305 DEEDWARR
Recvd: 12/19/16 11:56 2 pgs
Fees:13.00 Taxes:865.80
20161219-0132894

Send Tax Statem
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

**Name and Address of New Owner**:
Michael John Royer
1829 Champions Drive
Nashville, TN 37211

From Information Furnished By
The Parties

**Map and Parcel** 172-8-B/48CO
**Account Number**:

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MICHAEL A. FOSTER, AN UNMARRIED MAN,** has this day bargained and sold and does hereby transfer and convey unto, **MICHAEL JOHN ROYER AND MYCHAL S. BOWLING HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 48, on the plan of Phase 2, Bridle Downs, (Formally Forest Acres, Section Three, Phase One), according to plat and survey appearing of record in Plat Book 7900, page 241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Michael A. Foster, an unmarried man, by deed from Elaine Van Cleave, Married, dated October 12, 2012, appearing of record in Instrument Number 20121016-0094574, of the Register's Office of Rutherford County, Tennessee. Samantha L. Foster hereby joins in the execution of this Warranty Deed to convey any/all right, interest and title she may have in said property arising by marriage or otherwise.
>
> This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Book 7448, page 772, as amended in Book 8814, page 631, and Book 9818, page 68 and in Book 9873, page 497; Sanitary Sewer Easement of record in Book 7797, page 477, and Book 7977, page 485; Storm Water Detention Agreement of record in Book 7266, page 813;; and to any and all matters shown on said plat and survey of record in Plat Book 7900, page 241; Charter of Bridle Downs HOA of record in Book 8814, page 604; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MICHAEL JOHN ROYER AND MYCHAL S. BOWLING HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of December, 2016.

Michael A. Foster

Samantha L. Foster

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Michael A. Foster and Samantha L. Foster, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 15th day of December, 2016.

JESSICA HENDRIXSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 12/16/17

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $234,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Kathleen A. Bean

AFFIANT

SWORN to and subscribed before me, this 15th day of December, 2016.

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

NOTARY PUBLIC
My Commission Expires: