BILL GARRETT, Davidson County
Trans: T20170010358 DEEDWARR
Recvd: 02/03/17 11:02 2 pgs
Fees: 13.00 Taxes: 1346.80
20170203-0011779

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $364,000.00 (Three Hundred Sixty Four Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of February, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JEFFREY M. GRISSIM
My Commission Expires SEPT. 7, 2020
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Laura L. Deck 6008 B Louisiana Avenue Nashville, TN 37209	**SAME AS NEW OWNER**	091020F00200CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **CAMERON L. FOSTER, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LAURA L. DECK, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 and being Unit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6008 Louisiana Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20140613-0051682, the Davidson County Register's of Deeds Office, which is incorporated herein by reference for a more complete property description. Said Unit is a portion of Lot 9, Block "9" on the Plan of Cherokee Park Subdivision as of record in Plat Book 161, Page 75, in the Davidson County, Tennessee Register of Deeds Office.

Included herewith is an undivided interest in the common elements of the Homes at 6008 Louisiana Avenue Horizontal Property Regime as set forth in the homeowners' association charter and by-laws.

Being the same property conveyed to Cameron L. Foster, unmarried, by Deed from SSCA Real Estate Holding Co., LLC, of record in Instrument No. 20150204-0010530, dated January 30, 2015 and recorded February 4, 2015, Register's Office for Davidson County, Tennessee.

Being also known a 6008 B Louisiana Avenue, Nashville, Tennessee 37209

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6008 B LOUISIANA AVENUE** **NASHVILLE, TN 37209**

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. Whenever 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, this 1st day of February, 2017

Cameron L. Foster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of February, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cameron L. Foster** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of February, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____