WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014489 DEEDWARR
Recvd: 02/17/17 10:47 2 pgs
Fees:13.00 Taxes:699.30

20170217-0016509

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Anthony Foster, Jr.	NEW OWNER	16203028500
(NAME)	(NAME)	
620 Saint Cloud Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joseph G. Salloum,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **John Anthony Foster, Jr., unmarried** hereinafter called the GRANTEE, his 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, being Lot No. 169 on the Plan of Haywood Hills, Section III of record in Plat Book 4460, Page 164, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Joseph G. Salloum by Substitute Trustee's Deed from J. Phillip Jones, recorded on August 30, 2016, of record in Instrument No. 20160830-0090560, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 620 Saint Cloud Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 14th day of February, 2017.

Joseph G. Salloum

State of Tennessee
County of Williamson

Personally appeared before me Joseph G. Salloum, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of February, 2017.

Notary Public
My Commission Expires: 2/29/2020

File No.: 11837

