Davidson County DEEDWARR
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Fees:23.00 Taxes:567.95
20170306-0022168

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to:
EnTitle Insurance Company, 200 Marshall Drive, Suite 100, Moon Township, PA 15108

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Daniel S. Foster and Lascelles Foster	Daniel S Foster and Lascelles Foster	082-01600- -000
4812 Torbay Drive	4812 Torbay Dr	
Nashville, TN 37211	Nashville TN 37211	

WARRANTY DEED

859956

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF One Hundred Fifty-Three Thousand Five Hundred and 00/100 Dollars ($153,500.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, HARRIET L. MATTHEWS, single, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto DANIEL S. FOSTER, single, and LASCELLES FOSTER, married, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 4812 Torbay Drive, Nashville, TN 37211, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 96 on the map of Beverly Heights, Section II, as of record in Book 2331, Page 42, Register's Office for said County.

Said Lot No. 96 fronts 105 feet on the northeasterly side of Torbay Drive and extends back 311.2 feet on the northwesterly line and 375.3 feet on the southeasterly line, to a broken line in the rear on which it measures 227.8 feet.

TAX ID NO.: 14704005300

Being the same property conveyed to Harriet L. Matthews, unmarried from John Bryant, individually and as Administrator of the Estate of Mildred M. Bryant by deed dated May 23, 2007 and recorded on June 6, 2007 in Instrument No. 20070606-0067534 in the Office the Register of Deed of the County of Davidson, State of Tennessee.

Statement required by T.C.A. 66-24-121: the foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4812 Torbay Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of January, 2017.

Harriet L. Matthews
HARRIET L. MATTHEWS

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Fairfax

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that HARRIET L. MATTHEWS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23rd day of January, 2017.

1/23/17
Notary Public
My Commission expires:

MOHAMMAD ABDUL HALIM MIAH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2019
COMMISSION # 7344738

STATE OF ~~TENNESSEE~~ Pennsylvania

COUNTY OF Allegheny

My commission expires: _____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ $153,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

K. Russ

Affiant

Subscribed and sworn to before me this 20 day of February, 2017.

PROPERTY ADDRESS:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020

True Copy Certification

I, Rozanne Clough, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020