THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170110419**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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BILL GARRETT, Davidson County
Trans:T20170021153 DEEDWARR
Recvd: 03/13/17 09:43 2 pgs
Fees:13.00 Taxes:1961.00

20170313-0024218

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd Foster and Joda Foster 6320 CHICKERING CIR Nashville, TN 37215-5301	New Owner	Tax Parcel ID No. 15700004400

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, **Sam Dillard and Allison S. Dillard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Foster and Joda Foster, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Iroquois Meadows as of record in Book 5050, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 145.0 feet on the East side of Chickering Circle, 215.0 feet on the North side of an unnamed street, and 39.27 feet around a curve at the intersection of said circle and street and extends back 240.0 feet on the North line and 170.0 feet on the East line to a point of intersection.

Being the same property conveyed by Warranty Deed from Haury and Smith Contractors, Inc. to Samuel Henry Dillard, Jr. and wife, Allison S. Dillard, as recorded on the 12th day of October, 1978 in Deed Book 5349, Page 907 and Quitclaim Deed from Samuel H. Dillard, Jr., and wife, Allison S. Dillard to Allison S. Dillard, as recorded on the 14th day of October, 2002 in Instrument No. 20021014-0126112, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of IROQUOIS MEADOWS, as recorded in Plat Book 5050, Page(s) 86.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5196, Page 265.

This is improved property located at 6320 CHICKERING CIR Nashville, TN 37215-5301.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2017.

Sam Dillard by Jane McCracken, attorney in fact
Sam Dillard
By: Jane McCracken, attorney-in-fact

Allison S. Dillard by Jane McCracken, attorney in fact
Allison S. Dillard
By: Jane McCracken, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jane McCracken,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Sam Dillard and Allison S. Dillard,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of March, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018