Davidson County DEEDWARR
Recvd: 09/01/17 10:37 3 pgs
Fees:18.00 Taxes:865.80
20170901-0090059

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Subscribed and sworn to before me, this 31st day of August, 2017.

Notary Public
My commission expires:

06-1708-76786

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cynthia B. Barnhill	Fairway Independent Mortgage	073-12-0-031.00
2409 Ridgeland Dr.	6652 Pinecrest Drive, Suite 200	
Nashville TN 37214	Plano, Texas 75024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kelsey G. Foster, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cynthia B. Barnhill, a single woman**, hereinafter called the Grantees, their successors 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. 233, on the Plan of Section Two, Sunset View, of record in Book 2663, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelsey G. Foster and Nikolai Foster, wife and husband by deed from Foster Family Rentals, GP, dated July 31, 2015, recorded August 7, 2015, of record in Instrument No. 20150807-0078862, Register's Office for Davidson County, Tennessee. The said grantees having since divorced by Final Decree filed in Docket No. 160150, Fourth Circuit Court for Davidson County, Tennessee.

Further being the same property conveyed to Kelsey G. Foster by Quitclaim Deed from Nikolai Foster, dated January 29, 2016, recorded February 1, 2016, of record in Instrument No. 20160201-0009707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2409 Ridgeland Dr., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of August, 2017.

Kelsey G. Foster

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kelsey G. Foster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31st day of August, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:



True Copy Certification

I, Jason Nguyen, 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 Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jason Nguyen 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: _____

{Notary' Seal}

