Bill Garrett Davidson County
DEEDWARR
Batch# 19310 2 pgs
10/30/2017 11:31:10 AM
Fees: $13.00 Taxes: $462.50
20171030-0110916

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17508

Send Tax Bills To:

SAME/ NEW OWNER

New Owner is:
Jessica Alanna Woollard
579 Castlegate Drive
Nashville, TN 37217

MAP: 136-14-0-204.00
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Randall Foster and wife, Emily Foster**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jessica Alanna Woollard, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **579 Castlegate Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 74-A, on the Plan of Zone Lot Division, Harbor Gate Subdivision, Section 2; Lots 73, 74 and 75, as shown by plat appearing of record in Plat Book 6900, Page 297, amending Plat Book 6250, Page 33, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Randall Foster, unmarried, by Warranty Deed from George A. Edmonson, unmarried, a/k/a George A. Edmondson, dated 5/25/06 and recorded 5/26/06 in Instrument No. 20060526-0062273, in the Register's Office of Davidson County, Tennessee.

EF

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of October, 2017.

GRANTOR(S):

RANDALL FOSTER

EMILY FOSTER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Randall Foster and Emily Foster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of October, 2017.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My Commission Expires: 10-11-2021

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**.

AFFIANT

SWORN TO and subscribed before me this 26th day of October, 2017.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My commission expires: 10-11-2021