Bill Garrett Davidson County
Batch# 40548 DEEDWARR
12/21/2017 02:33:28 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20171221-0130211

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37203
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $450,0000.00.

Affiant

Subscribed and sworn to before me, this 19th day of December, 2017.

Notary Public
My commission expires: 7/6/20

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
WALLACE COLLINS 198 HICKS ROAD NASHVILLE, TN 37221	NEW OWNER	142-11-0174.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY CLAYTON FOSTER AND LIZABETH D. FOSTER,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **WALLACE COLLINS AND BARBARA ZATS, HUSBAND AND WIFE,** hereinafter called the Grantee, her 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 9, WOODSIDE, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 9700, PAGE 435, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY CLAYTON FOSTER AND LIZABETH D. FOSTER, HUSBAND AND WIFE, BY WARRANTY DEED FROM MICHAEL P. SULLIVAN AND SABINA B. GESELL, HUSBAND AND WIFE, DATED AUGUST 15, 2012 OF RECORD IN INSTRUMENT NO. 20120821-0074791, DAVIDSON COUNTY REGISTER OF DEEDS.

THE GRANTORS WERE SUBQUENTLY DIVORCED IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, DOCKET NO. 15-D 3 STYLED LIZABETH D. FOSTER VS. JEFFREY CLAYTON FOSTER.

This is improved property known as 198 HICKS ROAD, NASHVILLE, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns,

forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 19th day of DECEMBER, 2017.

JEFFREY CLAYTON FOSTER

LIZABETH D. FOSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JEFFREY CLAYTON FOSTER AND LIZABETH D. FOSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 19th day of DECEMBER, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6 VRES 170198