Bill Garrett Davidson County
Batch# 41779 DEEDWARR
12/27/2017 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20171227-0131413

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $135,000.00 Affiant Subscribed and sworn to before me, this 21st day of December, 2017. Notary Public My commission expires: NOV 0 8 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jack Foster	**New Owner**	**050-04-0-027.00**
1025 Due West Ave N	~~Same~~ 193 Journey Lane	and 050-04-0-028.00
Madison, TN 37115	Ashland City, TN 37015	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cathy R. Wheat, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack Foster and Christine S. Foster, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. Nos. 65 & 66 on the unrecorded plan of Due West Valley Acres located in the 11th Civil District of Davidson County, Tennessee, more described as follows:

Beginning at a point in the southerly margin of Due West Avenuem said point being 1297.55 feet, more or less, from the easterly margin of Dickerson Road and being the common boundary line between Lot No. 64 and 65; thence east with said Due West Avenue 200 feet to a point, said point being the common boundary line between Lots 66 & 67; thence in a southerly direction 214.4 feet to a point; thence in a westerly direction 205.32 feet to a point, said point being the easterly boundary line of Lot 64; thence in a northerly direction with said boundary line 227.2 feet to the point of beginning.

Being the same property conveyed to Cathy R. Breeden, by Quit Claim Deed from Larry T. Breeden, dated February 9, 2009, of record in Instrument No. 20090403-0030176, Register's Office for Davidson County, Tennessee. Cathy R. Breeden is now married and known as Cathy R. Wheat. Her husband, Andy Wheat, hereby signs to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Easements of record in Book 4769, Page 728, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1025 Due West Ave N, Madison, TN 37115.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Cathy R. Wheat Date: 12/21/17
Cathy R. Wheat

Andy Wheat Date: 12-21-17
Andy Wheat

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cathy R. Wheat & Andy Wheat, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2017.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 08 2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

