RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1710024

WARRANTY DEED

Bill Garrett Davidson County
Batch# 54212 DEEDWARR
02/02/2018 12:23:27 PM 2 pgs
Fees: $13.00 Taxes: $333.00
20180202-0010878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Shannon Roberts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS THE 17th day of January, 2018.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/6/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Foster 7028 Legacy Drive Antioch TN 37013	Same address as new owner	071 01 0 133.00 AND 075 01 0 063.00

FOR AND IN CONSIDERATION of the sum of Ninety Thousand and 00/100 Dollars ($90,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACQUELINE VERGE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARCUS FOSTER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

PARCEL 1 (Map/Parcel 071-01-0-133.00):
Land in Davidson County, Tennessee, being Lot No. 54 on the Revised Plan of Trinity Hills Village, Section One, First Addition, of record in Book 4175, page 92, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jacqueline Verge, by Quitclaim Deed from Ronnie Verge dated 1/27/2003, recorded 3/5/2003, of record in Instrument #20030305-0028870, in the Register's Office for Davidson County, Tennessee. Conveyance pursuant to Final Decree of Divorce Docket No. 02-D-2428

The address of the herein described property is believed to be 2505 Old Matthews Road, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

PARCEL 2 (Map/Parcel 075-01-0-063.00):
Being Reserved Parcel E on the Plan of Hermitage Hills, Section 12 of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Jacqueline Verge, by Deed from Ronnie Verge, dated 1/27/2003, recorded 3/5/2003, of record in Instrument No. 20030305-0028871, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 0 Heritage Trail, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of January, 2018.

Jacqueline Verge, by Miranda Armstrong Moore her attorney in fact

JACQUELINE VERGE, BY MIRANDA ARMSTRONG MOORE, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Miranda Armstrong Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for Jacqueline Verge, the within-named bargainor, and as such attorney in fact, that she executed the within instrument for the purposes therein contained, as the free act and deed of Jacqueline Verge.

WITNESS my hand and seal, this the 17th day of January, 2018.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 10/6/21