File Box 8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 62474 DEEDWARR
02/26/2018 02:39:52 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20180226-0017937

State of Tennessee) 31346
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd day of February, 2018

Notary Public

My Commission Expires: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTORER 14, 2018

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TIMOTHY FOUTS & MADELEINE FOUTS	"NEW OWNER"	103-03
(NAME) P.O. Box 198216	(NAME)	212.00
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THURMAN HARDISON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY FOUTS AND WIFE, MADELEINE FOUTS**, hereinafter called the Grantee(s), his 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 No. 4, on the Plan of H. S. Hunter's Re-Subdivision of Block 7, Sylvan Park,** as of record in book 974, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 4 fronts 53 feet on the west side of 50th Avenue North and extends back between lines 172.5 feet to a dead line, on which it measures 54 feet.

BEING the same property conveyed to Lawrence Ellis Fuller and wife Dorothy Jean Fuller, by Deed from Paul R. Vaughan and wife, Lenna Vaughan of record in Book 5153, Page 803, Register's Office for Davidson County, Tennessee; Subsequently, Lawrence Ellis Fuller died on March 8, 1986 and Dorothy Jean Fuller being vested with title as surviving tenant by the entirety. Then Dorothy Jean Fuller married Thurman Hardison and Dorothy J. Hardison, F/K/A Dorothy Jean fuller, having conveyed to Thurman Hardison a 50% interest as tenant in common with the right of survivorship, in Instrument No. 20050302-0023214, said Registers Office, and Dorothy J. Hardison having died November 9, 2017 and title having vested in Thurman Hardiman as surviving tenant in common with the right of survivorship. Also, Affidavits of Heirship of record in Instrument No. 20180205-0011370, in Instrument No. 20180205-0011371, in Instrument No. 20180205-0011372, & in Instrument No. 20180205-0011373, and Quitclaim Deed of record in Instrument No. 20180205-0011369, said Register's Office

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Thurman Hardison pursuant to a Power of Attorney executed by same on the 28th day of December, 2016, and being filed for record in Instrument No. 20180226-0017936, and being recorded simultaneously herewith.

137 50th Avenue North, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 is 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 successors 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 WHEREOF, his hand, this 22ND day of February, 2018

THURMAN HARDISON

By: Thurman Hardison by Gary Vaughan AIF
GARY VAUGHAN, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 22nd day of February, 2018, before me personally appeared Gary Vaughan, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Thurman Hardison, and acknowledged that he executed the same as the free act and deed of the said Thurman Hardison.

Witness my hand and official seal at Nashville, Tennessee, this 22ND day of February, 2018.

My Commission Expires: 7/2/18

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Dee Files Kennedy
Notary Public

FROM: GARY VAUGHAN
TO: TIMOTHY FOUTS

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Gary Vaughan
GARY VAUGHAN, AFFIANT

Sworn to and subscribed before me this 22ND day of February, 2018.

My Commission Expires: 7/2/18

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Dee Files Kennedy
Notary Public