Bill Garrett Davidson County
Batch# 77537 DEEDWARR
04/09/2018 03:14:56 PM 2 pgs
Fees: $13.00 Taxes: $1,306.10
20180409-0033426

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $353,000.00.

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

Affiant

Subscribed and sworn to before me, this 6th day of April, 2018.

Notary Public
My commission expires: 9/7/2020

17-1803-172951

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Madalyn Nichols Jannasch Christopher James Foust 6708 Cold Stream Dr Nashville TN 37221	Fairway Independent Mortgage Corp. 4201 Marsh Lane Carrollton, TX 75007	155-03-0-D-051.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret P. Harrell, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Madalyn Nichols Jannasch and Christopher James Foust, wife and husband,** hereinafter called the Grantees, their 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 No. 51, on the Plan of Section 1, Allens Green, of record in Book 7900, Page 632, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret P. Harrell by deed from Katherine M. Ramsay and husband, Paul K. Ramsey, Jr., dated July 27, 2005, recorded August 1, 2005, of record in Instrument No. 20050801-0089864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6708 Cold Stream Dr, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6th day of April, 2018.

Margaret P. Harrell

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Margaret P. Harrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 6th day of April, 2018.

Notary Public

My Commission expires: 1/16/19

KAREN S. FELTS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-16-2019