Bill Garrett Davidson County
Batch# 93261 DEEDWARR
05/16/2018 04:11:07 PM 4 pgs
Fees: $23.00 Taxes: $325.60
20180516-0047009

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
ELIZABETH A. FOSTER 422 Raintree Pl. Hermitage, TN 37076	SAME	086110B02500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

ELIZABETH A. FOSTER

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly III, by ELIZABETH A. FOSTER this 15th day of May, 2018.

W. WARNER MCNEILLY, III
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMM. EXP. SEPT. 7, 2021

Notary Public

My Commission Expires: 9/7/21

FOR AND IN CONSIDERATION of the sum of Eighty-Eight Thousand Dollars ($88,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LYNDTH HUNTER, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto ELIZABETH A. FOSTER, hereinafter "GRANTEE", her heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

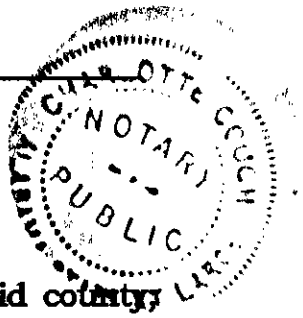
TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, her heirs and assigns forever.

GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 15 day of May, 2018.

Lyndth Hunter
LYNDTH HUNTER



STATE OF ALABAMA)
COUNTY OF DeKalb)

Personally appeared before me, Lyndth Hunter, of said county, LYNDTH HUNTER, the within named bargainor, 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, this 15th day of May, 2018.

Charlotte Couch
NOTARY PUBLIC

My Commission Expires:

08/26/2020

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2, Building 11, Apartment 11-2, on the Plan of Raintree Village (a condominium) as shown on the revised Plat of Hermitage Woods Condominium Apartments Phase II and II-A of record in Plat Book 4860, pages 62-64, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

SUBJECT TO Easements, building setback lines and certain restrictions as shown on the Plat of Unit No. 2, Building 11, Apt. 11-2 of the Plan on Raintree Village (a condominium) as shown on the revised plat of Hermitage Woods Condominium Apartments Phase II and II A, of record in Plat Book 4860, pages 62-64, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lyndth Hunter by deed of record in instrument number 20180105-0001742, Register's Office, Davidson County, Tennessee.

SUBJECT TO taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

SUBJECT TO all matters shown on plan of Revised Phase 2 & 2A, Hermitage Woods, Condominium Apartments of record in Book 4860, pages 62-64, Register's Office, Davidson County, Tennessee.

SUBJECT TO Easement Agreement of record in Book 9418, page 950, Register's Office, Davidson County, Tennessee.

SUBJECT TO Anchor Easement of record in Book 5578, page 752, Register's Office, Davidson County, Tennessee.

SUBJECT TO Agreement for Dedication of Sanitary Sewer Easement of record in Book 5193, page 821, Register's Office, Davidson County, Tennessee.

SUBJECT TO Master Deed Establishing a Horizontal Property Regime of record in Book 4753, page 140, Register's Office, Davidson County, Tennessee; amended by Deed of Amendment of Master Deed for Hermitage Woods Phase II (Raintree Village) of record in Book 4980, page 378, said Register's Office; amended by Deed of Amendment of Master Deed for Hermitage Woods Phase II (Raintree Village) of record in Book 5165, page 781, said Register's Office; and amended by Deed of Amendment of Master Deed for Hermitage

Woods Phase II (Raintree Village) of record in Book 5172, Page 77, said Register's Office.

SUBJECT TO Declaration of Covenants and Restrictions of record in Book 4743, page 258, Register's Office, Davidson County, Tennessee.

SUBJECT TO Revised Bylaws of Hermitage Woods, Phase II (Raintree Village) Raintree Village Homeowners Association, Inc., of record in Book 6229, page 970, Register's Office, Davidson County, Tennessee.

SUBJECT TO Articles of Entity Conversion of Raintree Village Homeowners Association, Inc. to Raintree Village Townhomes of record in instrument #20161207-0128737, Register's Office, Davidson County, Tennessee.