This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $198,000.00.

Affiant

Subscribed and sworn before me this the 15th day of May, 2018.

Notary Public
My commission expires: 12/1/2020

Bill Garrett Davidson County
Batch# 93411 DEEDWARR
05/17/2018 11:08:42 AM 2 pgs
Fees: $13.00 Taxes: $732.60
20180517-0047262

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Patrick Foster	Caliber Home Loans, Inc.	092-02-0 345.00
2416 Meharry Blvd.	1199 South Beltline Road, Suite 110	
Nashville, TN 37208	Coppell, TX 75019	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL PITCHFORD AND WIFE, AMY PITCHFORD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PATRICK FOSTER, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being the south part of an unnumbered tract lying between Lots 8 and 9 on the plat of Bransford Realty Co.'s Subdivision of certain lots in E. T. Holman's Subdivision, of record in Book 421, Page 90, RODCT, and further described according to survey by John B. Kohl, III, dated 11/30/83, as follows:

Beginning at a point in the northerly margin of Heffernan Street, now known as Meharry Boulevard, said point being the southwesterly corner of Lot No. 8 on said plan; thence with the westerly line of Lot No. 8 N.177.73 feet to a point in the southerly margin of an alley; thence, with the margin of said alley west 32.83 feet to a point in the southeasterly margin of the I-40 right of way; thence with the margin of said I-40 right of way southwest 17.92 feet to a point in the easterly line of Lot No. 9 on said plan; thence with the easterly line of Lot No. 9 S 171.93 feet to a point in the northerly margin of said Meharry Boulevard; thence, with said northerly margin east 50 feet to the point of beginning.

Being the same property conveyed to Daniel Pitchford and wife, Amy Pitchford, by deed from Anthony Desoto and Michelle Desoto, husband and wife, dated 03/14/2007, of record in Instrument No. 20070322-0034926, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2416 Meharry Blvd., Nashville, TN 37208.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 15th day of May, 2018.

Daniel Pitchford

Amy Pitchford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Pitchford and Amy Pitchford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2018.

My commission expires:

9-10-2018

Notary Public

