Bill Garrett Davidson County
Batch# 104199 DEEDWARR
06/13/2018 02:32:18 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20180613-0056879

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 $700,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 12th day of June, 2018.

Notary Public
My commission expires: 12/12/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brock D. Foster and Ashley S. Foster 121 Clydelan Ct Nashville, TN 37205	New Owner	13009008900

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, CHRISTINE LOWRY AND NICHOLAS LOWRY, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BROCK D. FOSTER AND ASHLEY S. FOSTER, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Anderson Court Subdivision of record in Plat Book 2083, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christine Lowry and Nicholas Lowry, wife and husband, from Randall J. Brough, unmarried, by Warranty Deed dated July 31, 2015 of record in Instrument No. 20150803-0076720, Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 121 Clydelan Ct, Nashville, TN 37205.

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 12th day of June, 2018.

Christine Lowry

Nicholas Lowry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me. the undersigned. a Notary Public in and for said county and state, Christine Lowry and Nicholas Lowry, 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 12th day of June, 2018.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY