RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810762

Bill Garrett Davidson County
Batch# 114957 DEEDWARR
07/11/2018 03:50:30 PM 2 pgs
Fees: $13.00 Taxes: $1,638.73
20180711-0067259

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2018.

NOTARY PUBLIC

My commission expires: 5-30-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Foster and Stephanie Foster 5117 Grand Oak Way Brentwood, TN 37027	Franklin Synergy Bank 722 Columbia Ave Franklin TN 37064	172 05 0A 015.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Two Thousand Nine Hundred and 00/100 Dollars ($442,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY B. RICHARDSON AND WIFE, TRACY L. RICHARDSON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT FOSTER AND STEPHANIE FOSTER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennesee, being Lot 15, Oakmont Subdivision, Phase One, as shown on plat of record in Plat Book 7900, Page 479, and amended in Plat Book 7900, Page 480, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Timothy B. Richardson and wife, Tracy L. Richardson, by Special Warranty Deed from Federal National Mortgage Association, dated December 12, 2011 and recorded on December 28, 2011 at Instrument No. 20111228-0101341, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5117 Grand Oak Way, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of July, 2018.

TIMOTHY B. RICHARDSON

TRACY L. RICHARDSON

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, a Notary Public, Timothy B. Richardson and Tracy L. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of July, 2018.

Notary Public

LAURANNE L. WILLIAMS
Notary Public
Kentucky – State at Large
My Commission Expires Aug 7, 2021

Printed Notary Name

My commission expires: 8/7/2021

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021