WARRANTY DEED

Bill Garrett Davidson County
Batch# 125137 DEEDWARR
08/07/2018 10:14:57 AM 2 pgs
Fees: $13.00 Taxes: $1,128.13

20180807-0077471

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lauren Swindle Woodson and Ryan Joseph Woodson	New Owner	107 09 0 105.00
(NAME)	(NAME)	
916 Rexdale Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Four Thousand Nine Hundred And No/100 Dollars ($304,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Foster Jones, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lauren Swindle Woodson and Ryan Joseph Woodson, wife and husband**, hereinafter called the Grantees, their heirs 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. 24 on the Plan of Patricia Heights, Section I, as of record in Plat Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul W. Ellis by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development dated November 15, 2004 and recorded January 3, 2005 as Instrument No 200501030000801, in said Register's Office for Davidson County, Tennessee.

Affidavit and Memorandum of Purchase and Sale Agreement recorded as Instrument No. 201704070034003, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trey Cain Trustee of The 916 Rexdale Drive Trust by Warranty Deed from Estate of Paul W. Ellis – Roslyn Ellis Executor dated June 16, 2017 and recorded June 23, 2017 as Instrument No. 201706230063295, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-185636SSO

Being the same property conveyed to Wyatt Wallace by Warranty Deed from Amanda Dean Successor Trustee of The 916 Rexdale Drive Trust dated June 29, 2017 and recorded July 7, 2017 as Instrument No. 20170707006852 9, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Foster Jones, LLC with Wyatt Wallace acting as the Managing Member by Tennessee Quit Claim Deed from Wyatt Wallace, a single individual dated November 6, 2017 and recorded November 7, 2017 as Instrument No. 201711070114672, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 916 Rexdale Dr, Nashville, TN 37217

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of July, 2018

Foster Jones, LLC

BY: Wyatt Artemus Wallace Sole Member
Wyatt Artemus Wallace
Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Wyatt Artemus Wallace as sole member of Foster Jones, LLC, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-185636SSO