Karen Y Johnson Davidson County
Batch# 155031 DEEDWARR
10/30/2018 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20181030-0107230

#34481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Helen M. Parrington	First Bank	128 13 0A 217.00-CO
(NAME)	(NAME) 318 Seaboard Lane	
217 Westfield Drive	Suite 209	
(ADDRESS)	(ADDRESS) Franklin, TN 37067	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marie Stepan Foster,** single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Helen M. Parrington, an unmarried woman**, 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:

**now known as Marie Stepan, a/k/a Maria A. Stepan

Land in Davidson County, Tennessee, being Unit No. 217, together with the appurtenant interest in the common elements of The Westfield Condominiums (formerly The Hamlet Condominiums) horizontal property regime established by Master Deed, of record in Book 6678, page 771 and amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256 and Book 9608, page 719, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned amendment to the Master Deed in Book 6831, page 982 and being located upon Lot No. 1 on the Plan of The Hamlet of record in Plat Book 6250, page 748, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph R Foster by deed dated October 26, 1990 from Ronald Van Lankford and wife, Diana S. Lankford of record in Book 8228, page 128. Subject property was divested out of Joseph Robert Foster, being one and the same as Joseph R. Foster and re-invested in Marie Stepan Foster, now known as Maria Stepan by Final Decree of Divorce filed July 20, 1996 in Docket No. 97D-1374, Second Circuit Court for Davidson County, Tennessee and of record in Book 11054, page 339, 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.

File Number: FRN-187941SSO

unimproved ☐

This is improved ☒ property, known as 217 Westfield Drive, Nashville, TN 37221

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 19th day of October, 2018

Marie Stepan Foster by Makeysha Sorensen as attorney-in-fact

Marie Stepan Foster by Makeysha Sorensen as
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marie Stepan Foster**, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Maria Stepan Foster**, for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2018.

Laura Elizabeth Mathis

Notary Public

** now known as Marie Stepan, also known as Maria A. Stepan

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

File Number: FRN-187941SSO

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

