Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Ln.
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 183981 DEEDWARR
01/15/2019 01:57:53 PM 2 pgs
Fees: $13.00 Taxes: $573.50
20190115-0004184

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Evelyn Joyce Earls, a married woman, and Charlie Brown McGaw, an unmarried man**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Greg Foster, a married man**, SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY conveys unto SECOND PARTY the following described property:

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. 77 on the Map of E.B. Craig's Subdivision on the Crownover property, as of record in Book 894, Pages 640 and 641, Register's Office of Davidson County, Tennessee.

Said Lot No. 77 fronts 50 feet on the easterly side of Burrus Street, and runs back 148 feet 6 inches on the northerly line and 147 feet 6 inches on the southerly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Evelyn Joyce Earls and Charlie Brown McGaw by Deed dated August 18, 1982 of record in Book 5927, Page 334, Register's Office of Davidson County, Tennessee.

Map & Parcel 72-2-0-89

Property Address: 3714 Burrus Street, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all

persons whomsoever.

William J. Earls, husband of Evelyn Joyce Earls, FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest he may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 15 day of January, 2019.

Evelyn Joyce Earls
Evelyn Joyce Earls

Charlie Brown McGaw
Charlie Brown McGaw

William J. Earls
William J. Earls

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Evelyn Joyce Earls, Charlie Brown McGaw and William J. Earls with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this the 15 day of January, 2019.

Notary Public

My commission expires: 2/28/2022

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$155,000.00**

Affiant

Subscribed and sworn to before me, this 15th day of January, 2019.

Notary Public

My Commission expires:
July 8, 2019

NEW PROPERTY OWNERS:
Greg Foster
3714 Burrus Street
Nashville, TN 37216

PERSON RESPONSIBLE FOR TAXES:
New Owner