THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $184,000.00

Affiant

Subscribed and sworn to before me, this 12TH day of February, 2019.

Notary Public
My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 196648 **DEEDWARR**
02/19/2019 03:37:39 PM 2 pgs
Fees: $13.00 Taxes: $680.80

20190219-0015048

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Chloe Plunkett 415 Maple St Madison, TN 37115	~~New Owner~~ c/o REGIONS BANK OBA REGIONS MTG 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	Tax Parcel ID No. 043-13-0-123.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FOSTER JONES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHOLE PLUNKETT, AN UNMARRIED WOMAN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot(s) 14, Block D, as shown on the map entitled Forest Park, of record as Plat Book 843, Page 44, 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 FOSTER JONES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MUSIC CITY HOLDINGS, LLC, of record in Instrument Number 20180820-0082264, dated August 20, 2018, said Register's Office.**

This is improved property commonly known as: **415 Maple St, Madison, TN 37115**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12TH day of February, 2019.

FOSTER JONES, LLC

Wyatt Wallace, Sole Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Wyatt Wallace,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Foster Jones, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 12th day of February, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020