This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3593

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 198330 **DEEDWARR**
02/25/2019 08:31:06 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190225-0016476

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

KGr
Affiant

Subscribed and sworn to before me, this the 21st day of February, 2019

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayden Griffin and Caroline Wallace 1121 Stainback Avenue Nashville, TN 37207	New Owner	082-03-0-369.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jack Foster, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hayden Randall Griffin, an unmarried man and Caroline Elizabeth Wallace, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 53, on the Plan of Sharpe and Horns 1st Addition to Northeast Nashville, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jack Foster, a married man by Warranty Deed from Michael Castellarin, as Conservator for the property of Effrage Rees, Jr., recorded August 4, 2016, of record in Instrument No. 20160804-0080739, Register's Office for Davidson County, Tennessee; as corrected by Scrivener's Affidavit of record in Instrument No. 20160818-0086396, said Register's Office. Michael Castellarin was appointed by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) to be Conservator for the property of Effrage Rees, Jr. in Case No. 14JP-1780.

The property was not marital property therefore spouse did not sign.

This is ☒ improved or ☐ unimproved property located at: **1121 Stainback Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, have 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. Whenever used, the singular number 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 21st day of February, 2019.

GRANTOR:

Jack Foster

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack Foster, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of February, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021