Prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 199268 DEEDWARR
02/26/2019 10:01:18 AM 2 pgs
Fees: $13.00 Taxes: $1,000.85

20190226-0017250

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ 270,500 .

Affiant

Subscribed and sworn to before me, this 25 **day of** February, **2019.**

Notary Public
My commission expires: 3/24/2019

RTEC File # 02-1902-50613

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph Grant 601 Old Hickory Blvd, Unit 43 Brentwood, TN 37027	Joseph Grant 9644 Brunswick Brentwood, TN 37027	171-03-0-B-239.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Evan B. Foster, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Joseph Grant, Jr. and Ellen P. Grant, husband and wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. 1, on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Book 9700, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evan B. Foster, single by deed from Chad Hill and wife, Megan Hill, dated September 7, 2014, recorded September 19, 2014, of record in Instrument No. 20140919-0086201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Sarah Foster, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 601 Old Hickory Blvd, Unit 43, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 my hand this 25 day of February, 2019.

Evan B. Foster

Sarah Foster

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, Evan B. Foster and Sarah Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25 day of February, 2019.

Notary Public

My commission expires:

