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

File Number: 1-19-3763

Karen Johnson Davidson County
Batch# 207778 DEEDWARR
03/20/2019 09:24:11 AM 2 pgs
Fees: $13.00 Taxes: $921.30
20190320-0025208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $249,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2019

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

Notary Public
My Commission Expires: 3/8/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda Klafehn 529 Norton Avenue Nashville, TN 37207	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	071-08-0-157.00

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 and Christine Foster, a married couple and Christina Teeple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amanda Klafehn, 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. 119 on the plan of Joywood Heights, Section I, of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Robert Braswell to Jack Foster and Christine Foster, husband and wife, and Christina Teeple, recorded April 11, 2017 in Instrument No. 20170411-0035173; Special Warranty Deed from Flagstar Bank, FSB to Robert Braswell, recorded April 4, 2017 in Instrument No. 20170404-0032705 and Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee to Flagstar Bank, FSB, recorded February 13, 2017 in Instrument No. 20170213-0014500, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **529 Norton 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 15th day of March, 2019.

GRANTOR:

Jack Foster

Christine Foster

Christina Teeple

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack Foster, Christine Foster, and Christine Teeple, 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 15th day of March, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021