THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
DANIEL S FOSTER
4812 Torbay Dr
Nashville, TN 37211

Mail Tax Statements to:
DANIEL S FOSTER
4812 Torbay Dr
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 216392 DEEDWARR
04/11/2019 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $690.42
20190411-0032937

Warranty Deed

File No: 241152

THIS INDENTURE, made and entered into this 2nd day of April, 2019, by and between DANIEL S. FOSTER, single, and LASCELLES FOSTER, married, as joint tenants with rights of survivorship, party of the first part, DANIEL S. FOSTER, A single man and party of the second part,

BEING the same premises which Harriet L. Matthews, single in deed dated 1-23-2017 and recorded 3-6-2017 in the DAVIDSON County Recorder's Office in Deed Document# 20170306-0022168, granted and conveyed to DANIEL S. FOSTER, single, and LASCELLES FOSTER, married, as joint tenants with rights of survivorship, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

DANIEL S FOSTER

Lascelles Foster

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daniel S. Foster & Lascelles Foster to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that ± he ¼ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2ND day of April, 2019.

Karen R. Campbell
Notary Public

My commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ ¼ ~~$186,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. ¼ $186,600

Connie Grimes - Agent
Affiant Connie Grimes - Agent

Subscribed and sworn to before me this 2ND day of April, 2019.

Karen R. Campbell
State of TN County of Davidson

PROPERTY ADDRESS: 4812 Torbay Dr, Nashville, TN 37211

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Exhibit A
Legal Description

Being Lot No. 96 on the map of Beverly Heights, Section II, as of record in Book 2331, Page 42, Register's Office for said county.

Said Lot No. 96 fronts 105 feet on the northeasterly side of Torbay Drive and extends back 311.2 feet on the northwesterly line and 375.3 feet on the southeasterly line, to a broken line in the rear on which it measures 227.8 feet.

Being the same property as conveyed from HARRIET L. MATTHEWS, single to DANIEL S. FOSTER, single, and LASCELLES FOSTER, married, as joint tenants with rights of survivorship, as set forth in Deed Instrument #20170306-0022168 dated 01/23/2017, recorded 03/06/2017, DAVIDSON County, TENNESSEE.

14704005300

True Copy Certification

I, Connie Grimes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Grimes
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Norma Ortega
Notary's Signature

My Commission Expires: 09/14/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP. BEAVER COUNTY
My Commission Expires Sep 14, 2020