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

File Number: 1-19-4240

Karen Johnson Davidson County
Batch# 242740 DEEDWARR
06/13/2019 09:52:05 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20190613-0056788

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $379,900.00

Affiant

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Subscribed and sworn to before me, this the 11th day of June, 2019

Notary Public
My Commission Expires: 6/21/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Coyle and Derek Goodwin 1008 Orchard Hill Ct. Arrington, TN. 37014	F+M Bank 10 Cadillac Dr. Ste. 100 Brentwood, TN. 37027	82-3-D-4.00

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, **Christine Foster, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Aaron Christopher Coyle, an unmarried man, and Derek Goodwin, a married man, as tenatns in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 4, together with the appurtenant common elements, of First North Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for First North Townhomes, of record in Instrument No. 20150909-0091653; as amended in Instrument No. 20150914-0093197; and as amended and restated in Instrument No. 20160505-0044701, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of First North Townhomes, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of First North Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Jack Foster and Christine Foster, husband and wife by Warranty Deed from Urban South Group, LLC, recorded November 2, 2016, in Instrument No. 20161102-0115763, Register's Office for Davidson County, Tennessee. Jack Foster having since died on April 1, 2019 leaving Christine Foster as surviving tenant by the entirety.

This is improved property located at: **1029 Dickerson Pike, 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

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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 11th day of June, 2019.

GRANTOR:

Christine Foster

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of June, 2019.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021