Name and Address of New Owner:
Ronald Foster and Sally Foster
220 Roosevelt Ave
Madison, TN 37115
Send Tax Bills To:
Ronald Foster and Sally Foster
220 Roosevelt Ave
Madison, TN 37115
This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 243634 DEEDWARR
06/17/2019 08:38:03 AM 2 pgs
Fees: $13.00 Taxes: $773.30
20190617-0057654

Map & Parcel No: 043-05-0-14800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amber J. Morales and spouse, Ed Morales**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ronald Foster and spouse, Sally Foster,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 17 Block "B" on the Map of Kennaston Estates, as of record in Book 843, Page 83, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the southerly side of Roosevelt Street and runs back between parallel lines, 139 feet to a dead line in the rear.

Being the same property conveyed to Amber J. Fletcher, a single person by Warranty Deed from Helen R. Bentley, unmarried, recorded on July 12, 2013, and of record in Instrument No. 20130712-0072378, Register's Office for Davidson County, Tennessee.

*This is improved property known as 220 Roosevelt Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of May, 2019.

Amber J. Morales (SEAL)

Ed Morales (SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: JM-C-19-220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2019, before me personally appeared Amber J Morales and Ed Morales, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2019.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $209,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this 30th day of May, 2019.

Notary Public
My commission expires: 2/6/20
File No. 2019-299

* The said Amber J. Fletcher has since married Ed Morales. She is now known as Amber J. Morales.

The spouse of the grantor joins in the execution of this instrument for the purpose of conveying his marital interest.