THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
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Goodlettsville, Tennessee 37072
(615) 246-2544

Karen Johnson Davidson County
Batch# 253614 DEEDWARR
07/08/2019 08:47:16 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20190708-0066057

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Jessica Mentzer and Timothy Bolton 133 Quinn Circle Nashville, TN 37210	New Owner(s)	095-05-0-103.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARY A. MENTZER FOSTER, a single resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto JESSICA MENTZER and TIMOTHY BOLTON, husband and wife, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 133 Quinn Circle, Nashville, Tennessee 37210. The Subject Property is conveyed to Grantee subject to (i) taxes which have not been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, her heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 5th day of July, 2019.

GRANTOR:

Mary Ann Mentzer Foster
MARY ANN MENTZER FOSTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Amy Hankins, a Notary Public of said County and State, personally appeared MARY ANN MENTZER FOSTER, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 5th day of July, 2019.

Amy Hankins
Notary Public

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/18/2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Forty-Eight Thousand and 00/100 Dollars ($248,000.00).

Jessica Mentzer
JESSICA MENTZER

Sworn to and subscribed before me, this 5th day of July, 2019.

Amy Hankins
Notary Public

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 7/18/2020

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

Land in Davidson County, Tennessee, being part of Lot No. 6, as shown on the map entitled the Plan of W.H. Quin, Jr.'s Lebanon Road Subdivision, of record in Plat Book 1424, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning on the southerly margin of Lebanon Pike at the corner of Lots Nos. 5 and 6, thence with the line between said two lots southerly 275 feet to the northerly line of Lot No. 19; thence with the line between Lots Nos. 6 and 19 easterly 21.6 feet and continuing in the same direction 227.9 feet in all 249.5 feet - to the westerly margin of Gum Circle thence with said Circle northerly 257.3 feet to the beginning of a curve; thence around said Curve in a northwesterly direction 41.3 feet to the southerly margin of Lebanon Pike; thence with said Pike southwesterly 199.4 feet to the beginning.

Being the same property conveyed to MICHAEL STEPHEN FOSTER AND WIFE, MARY A. MENTZER FOSTER, by deed from ROY LEE ROSE AND WIFE, IVA SUE ROSE, of record in Book 6929, page 741, dated July 25, 1986, said Register's Office. The said Michael Stephen Foster having since died on or about December 22, 2017, leaving MARY A. MENTZER FOSTER the surviving tenant by the entirety.