Karen Johnson Davidson County
Batch# 258671 DEEDWARR
07/18/2019 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20190718-0070550

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
MJ19-0211

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2019

Notary Public

Commission Expires: 10/9/19

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES OCT. 9, 2019

Address of New Owner:	Send Tax Bills To:	Map & Parcel
Nashvest, LLC 3325 Aspen Grove Dr, #201 Franklin, TN 37067	Nashvest, LLC 3325 Aspen Grove Dr #201 Franklin, TN 37067	086-11-0B-025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Elizabeth A. Foster, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nashvest, LLC, a Tennessee Limited Liability Company

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:

Land in Davidson County, Tennessee. being a certain Condominium apartment in Davidson County, Tennessee, being Unit No. 2, Building No. 11, Apartment 11-2 in Raintree Village (a condominium) created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Registers Office, Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Pages 62-64, in said Registers Office to which reference is hereby made.

Being the same property conveyed to Asheford Creek, LLC, a Tennessee limited liability company by Warranty deed from Lyndth Hunter of record in Instrument No. 20140912-0083627 Register's Office for Davidson County, Tennessee, dated September 04, 2014 and recorded on September 12, 2014. (Value of consideration shown in aforementioned deed $85,000.00.) Being the same property conveyed to Lyndth Hunter by Warranty deed from Asheford Creek, LLC, a Tennessee limited liability company of record in Instrument No. 20180105-0001742 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on January 05, 2018. (Value of consideration shown in aforementioned deed $78,024.11.)

Being the same property conveyed to Elizabeth A. Foster by Warranty deed from Lyndth Hunter of record in Instrument No. 20180516-0047009 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 16, 2018. (Value of consideration shown in aforementioned deed $88,000.00.) Being also known as 422 Raintree Place Unit 11-2 Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 422 Raintree Place, 11-2, Hermitage, TN 37076

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of July, 2019.

Elizabeth A. Foster

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth A. Foster** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of July, 2019.

Notary Public
My Commission Expires: 1/19/22

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY