Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2213

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of September, 2019

Notary Public

Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 292855 DEEDWARR
09/30/2019 08:34:44 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190930-0098885

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Foster and Lauren Rouse 1408 Greenwood Avenue Nashville, TN 37206	Pinnacle Bank 1503 Avenue S, Suite 1000 Nashville, TN 37201	083-02-0-054.00

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,

Diane Lewis, a single woman

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

Lauren Rouse, an unmarried woman and Kevin Foster, an unmarried man, as joint tenants with right of surviorship

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 Lot No. 33 on the Map of Sharpe & Horn's Subdivision of Elwood Place Eastland, as of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the South side of Greenwood Avenue, and runs back between parallel lines 170 feet more or less, to an alley.

Being the same property conveyed to Diane Lewis by Warranty deed from Michael K. Hester, unmarried of record in Instrument No. 20110715-0054390 Register's Office for Davidson County, Tennessee, dated July 12, 2011 and recorded on July 15, 2011.

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: 1408 Greenwood Avenue, Nashville, TN 37206

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 27th day of September, 2019.

Diane Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diane Lewis** 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 27th day of September, 2019.

Notary Public
My Commission Expires: 9/6/20

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON