STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-6749

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 312017 DEEDWARR
11/06/2019 08:59:35 AM 2 pgs
Fees: $13.00 Taxes: $155.40
20191106-0114581

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Burnett Builders, Inc (NAME)	The Farmers Bank (NAME)	50-4-26
P O BOX 1610 (STREET ADDRESS)	3490 Tom Austin Highway (STREET ADDRESS)	
SPRINGFIELD, TN 37172 (CITY) (STATE) (ZIP)	Springfield, TN 37172 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Christine S. Foster, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Burnett Builders, Inc, a Corporation**, 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. 64 in the Due West Valley Acres. not of record. but in the 11th Civil District of Davidson County, Tennessee. and described according to a survey made by H. R. Swann, Jr. Beginning at a point on the South side of Due West Avenue. and on the line between Lots 63 and 64; thence South with said line 227 feet. more or less to a dead line: thence with said dead line and easterly 100 feet to a point. and on the line between Lots 64 and 65. thence with said dividing between lots 66 and 65 North 227 feet to the Southerly margin of said Due West Avenue. thence with the same and Westerly 100 feet to the point of beginning. this being a part of the property conveyed by deed from N.M. Cunniff et ux to L.C. Cunniff et ux on January 10, 1952. see deed of record in Book 2033. page 253, Register's Office for Davidson County. Tennessee.

Being the same property conveyed to Jack Foster and wife, Christine S. Foster by Deed dated December 1, 2017 from Tommy Inman and Danny Lewis Inman and Sandra Inman Herbert, recorded December 11, 2017, in Instrument Number 20171211-0126293, in the Official Records of Davidson County, Tennessee. The said Jack Foster having since died April 1, 2019, leaving title vested in Christine S. Foster as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Easement for sanitary sewers/storm drainage in Book 7985, page 568, Register's Office of Davidson County, Tennessee.
2. Joint Driveway Agreement in Book 4769, page 728, Register's Office of Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1103 Due West Avenue North, Madison, TN 37115.

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.

Witness my/our hand(s) this 31st day of October, 2019.

Christine S. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2019, before me personally appeared Christine S. Foster, 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 31st day of October, 2019.

Notary Signature
My commission expires:

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066