RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013114

Karen Johnson Davidson County
Batch# 363098 DEEDWARR
02/26/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20200226-0021182

**WARRANTY DEED**

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
8/22/2021
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2020.

NOTARY PUBLIC

My commission expires: 8/22/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus F. Foster<br>216 Woodfield Cove<br>Nashville, TN 37211 | Marcus F. Foster<br>7028 Legacy Drive<br>Antioch, TN 37013 | 172-12-0-B-147.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AUDREY MAE ADAMS, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARCUS F. FOSTER**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 368 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, page 6 and amended in Book 7900, pages 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Audrey Mae Adams, by Quitclaim Deed from Maultee Brown, Jr., dated 8/17/1994, recorded 8/22/1994, of record in Book 9442, page 737, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 216 Woodfield Cove, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of February, 2020.

**AUDREY MAE ADAMS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Audrey Mae Adams, 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 seal, this the 24th day of ~~February~~ 2020.

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
8/22/2021
COUNTY OF RUTHERFORD

Notary Public

Tahira Pyszka
Printed Notary Name

My commission expires: 8/22/21

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

202002260021182