Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

Notary Public

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 368042 **DEEDWARR**
03/05/2020 12:12:20 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20200305-0024864

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ravi Sachan		102-03-0-009
(NAME)	(NAME)	
PO Box 128402	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lillian Tallent Foster, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ravi Sachan, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1084 on the Plan of Charlotte Park, Section XIV, of record in Book 3300, pages 29 and 30, Register's Office for said County.

Said lot fronts 75 feet on the southwesterly side of Galaxie Drive and runs back 149.19 feet on the southeasterly line and 149.5 feet on the northwesterly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Andrew Daniel Foster and wife, Lillian Juanita Foster by Deed dated March 17, 1964 from Walter H. Manners and wife, Patricia C. Manners, recorded March 18, 1964, in Book 3704, Page 271, in the Register's Office for Davidson County, Tennessee. The said Andrew Daniel Foster, having since died on May 11, 1985 leaving his wife, Lillian Juanita Foster as the surviving tenant by the entirety.

Harold Daniel Foster executes this Instrument as Attorney in Fact for Lillian Tallent Foster, a single woman, pursuant to the Power of Attorney recorded in Instrument No. 20180726-0073066 Register's Office for Davidson County, Tennessee.

The said Lillian Juanita Foster is one and the same as Lillian Tallent Foster.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

This is Improved property, known as 623 Galaxie Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

File No.: 2147-20
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 28th day of February, 2020.

Lillian Tallent Foster by Harold Daniel Foster, her Attorney) in Fact

Lillian Tallent Foster by Harold Daniel Foster, her Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Daniel Foster with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Lillian Tallent Foster and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he executed the foregoing instrument as her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 28th day of February, 2020.

Notary Public

My Commission Expires: 3/7/2023

