THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

Karen Johnson Davidson County
Batch# 391028 DEEDWARR
04/24/2020 09:09:41 AM 3 pgs
Fees: $18.00 Taxes: $203.13
20200424-0043076

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
James Golden 128 Dellway Drive Nashville, TN 37207	New Owner(s)	060-16-0-161.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARY FOSTER, a single resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto JAMES GOLDEN, a married resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 128 Dellway Drive, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to (i) taxes which have not been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, her heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to the Subject Property to Grantee, his heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 20 day of APRIL, 2020.

GRANTOR:

Mary Foster
MARY FOSTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Amy Hankins, a Notary Public of said County and State, personally appeared MARY FOSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in ~~Goodlettsville,~~ Nashville AH Tennessee, this 20th day of April, 2020.

Amy Hankins
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Fifty-Four Thousand Nine Hundred and 00/100 Dollars ($54,900.00).

Amy Hankins
AFFIANT

Sworn to and subscribed before me, this 22nd day of April, 2020.

Notary Public

My Commission Expires: 7/3, 2023

JOEL SHEPHERD STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 247 on the map of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

SAID Lot 247 fronts 60 feet on the South side of Dellway Drive and runs back between lines, 257.8 feet on the West line and 268.7 feet on the East line, to a dead line in the rear, measuring 60.9 feet thereon.

BEING the same property conveyed to Michael Foster and Mary Foster, husband and wife, by Warranty Deed from Premier Realty Trust, LLC, a Tennessee limited liability company, of record as Instrument No. 20120423-0034261, said Register's Office. The said Michael Foster having since died on or about December 22, 2017, leaving Mary Foster the surviving tenant by the entirety.