WARRANTY DEED

Karen Johnson Davidson County
Batch# 429874 **DEEDWARR**
07/01/2020 03:16:36 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200701-0071522

J-SB-JB-20-6020

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Anthony Massoni and Chandler Victoria Groves	**F&M Bank**	
(NAME)	(NAME)	
6020 Bradford Hills Drive	**PO Box 451**	**172-12-0A-009.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS FOSTER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK ANTHONY MASSONI, AN UNMARRIED MAN, AND CHANDLER VICTORIA GROVES, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Bradford Hills, Section One of record in Plat Book 7900, Page (s) 110 through 112, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Foster, a single person by Warranty deed from William Curry and wife, Nina E. Curry of record in Instrument No. 20170816-0084011 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 16, 2017.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years.
• Plan of record in Book 7900, Pages 110 through 112, inclusive, Register's Office for Davidson County, Tennessee.
• P. U. D. Boundary record in Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
• Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 8292, Page 753, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Open Space of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 8377, Page (s) 769 and 808, and in Book 10208, Pages 940 and 781, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee.
• Easement to Southern Bell and Telegraph of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6020 Bradford Hills Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 30th DAY OF JUNE, 2020.

Nicholas Foster

Rachel Foster

Rachel Foster, spouse of Nicholas Foster, hereby joins in this conveyance and does transfer and convey any and all marital interest Rachel Foster may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS FOSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL FOSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212