# 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 $ ~~460,000.00~~ $457,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2020.

Notary Public
COMMISSION EXPIRES: 9/29/21

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 462127 DEEDWARR
08/24/2020 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,693.86
20200824-0095069

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jose Luis Resendiz Romero | Paramount Residential Mortgage Group, Inc. | 147-12-0-047 |
| (NAME) | (NAME) | |
| 335 Haywood Lane | 1265 Corona Pointe Ct, Ste 301 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Corona, CA 92879 | |
| (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, **Harold D. Foster, Trustee of the Foster Irrevocable House Trust Agreement u/a/d December 9, 2019,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose Luis Resendiz Romero and Sandra Lopez Vega, Joint Tenants with right of survivorship,** 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:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 18 on the unrecorded plan of H.E. Bernal's Plan of Haywood Heights Subdivision and being more particularly described as follows:

Beginning at a point in the center line of Haywood Lane; said point being the northeast corner of Lot No. 18 on the aforementioned plan of H.E. Bernal's Plan of Haywood Height's Subdivision; thence,
1) South of 03 degrees 21 minutes 57 seconds East, passing through a witness pin at 26.06 feet, for a total distance of 990.05 feet to an iron rod (old); thence,

2) North 89 degrees 00 minutes 00 seconds West, 146.99 feet to an iron rod (old); thence

3) North 03 degrees 29 minutes 35 seconds West, 997.96 feet to a point in the center line of Haywood Lane; thence,

4) South 86 Degrees 03 Minutes 10 Seconds East, 150.00 feet to a Point of Beginning and containing 146,770.40 square feet or 3.369
acres, more or less.

Included in the above description is a certain perpetual easement lying between Parcels 46 and 47 for an existing privacy fence for the benefit of Parcel 47 and being more particularly as follows:

Commencing at a point in the center line of Haywood Lane, said point being the northeast property corner of Lot 19 as shown on the aforementioned unrecorded plan of H.E. Bernal's Plan of Haywood Heights Subdivision: thence,

1) With the common property line between Lots 18 and 19 of said plan, South 03 degrees 29 minutes 35 seconds East, 186.91 feet to the Point of Beginning of the herein described easement; thence,

2) Continuing with said common line, South of 03 degrees 29 minutes 35 seconds East, 109.64 feet to a point; thence,

3) With a new easement line though a portion of Parcel, 46, South 86 degrees 30 minutes 25 seconds East, 7.60 feet to a point; thence,

4) North 00 degrees 28 minutes 21 seconds East, 109.90 feet to the Point of Beginning and containing 417 square feet, more or less.

Being the same property conveyed to Harold D. Foster, Trustee, Foster Irrevocable House Trust U/A/D December 9, 2019 by Deed dated December 9, 2019 from Harold D. Foster, Trustee, Foster House Trust U/W/D August 26, 2015, recorded December 16, 2019, in Instrument Number 201912160129461, in the Register's Office for Davidson County, Tennessee

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 is Improved property, known as 335 Haywood Lane Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20 day of August, 2020.

Harold D. Foster, Trustee of the Foster Irrevocable House Trust Agreement u/a/d December 9, 2019

By: Harold D. Foster, Trustee
Harold D. Foster, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Harold D. Foster, Trustee of the Foster Irrevocable House Trust Agreement u/a/d December 9, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in his capacity as Trustee as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20 day of August, 2020.

Commission Expires: 3-7-2023

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)