Karen Johnson Davidson County
Batch# 468177 DEEDWARR
09/01/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20200901-0099490

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,000.00

Ashley Carnahan
Affiant

Subscribed and sworn to before me, this 31ST DAY OF AUGUST, 2020.

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 4-17-25

(AFFIX SEAL)

TERESA TAYLOR NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Timothy Regan Foust and Jenika Mae Foust, Trustees of The Moon & Back Trust dated August 10, 2020	SWBC Mortgage Corporation	
	(NAME)	
104 Kiowa Trl	9311 San Pedro Ave, Ste 100	053-14-0B-025.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-5639	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Royce M. Mclester and Georgy C. Mclester, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy Regan Foust and Jenika Mae Foust, Trustees of The Moon & Back Trust dated August 10, 2020, hereinafter called the Grantees, their heirs 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. 72 on the Plan of 1st Revision Final Plat of The Woods of Neeley's Bend, Phase 3 of record in Plat at Instrument No. 20080606-0058247, 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 Royce M. Mclester and Georgy C. Mclester, husband and wife by Warranty deed from Michael R. Stokes, unmarried of record in Instrument No. 20170329-0030641 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 29, 2017. (Value of consideration shown in aforementioned deed $264,990.00.) Being also known as 104 Kiowa Trl Madison, Tennessee 371155639.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 104 Kiowa Trl, Madison, TN 37115-5639
(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 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 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 31st day of August, 2020.

WARRANTY DEED
(Continued)

Royce M. Mclester

Georgy C. Mclester

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Royce M. Mclester and Georgy C. Mclester, husband and wife, the herein bargainor(s), 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 31st day of August, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, **Felicia Waldron,** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley,** a notary public for this county and state, **Felicia Waldron** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

