WARRANTY DEED

Karen Johnson Davidson County
Batch# 477210 DEEDWARR
09/17/2020 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20200917-0106188

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Sept, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company	New Owner	13205012900
(NAME)	(NAME)	
4328 General Bate Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 considerations, the receipt of which is hereby acknowledged, I/we Ruth M. Foster, a widow, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Old South Construction of Tennessee, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the West part of Lot No. 16, on the Map of GLENDALE PARK, Subdivision, as shown on plat of record in Plat Book 57, Page 141, in the Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the northeast intersection of Melville Avenue, formally Alpine and Park Avenue, now called General Bates Drive; thence along the margin of General Bates Drive, northerly 101 feet more or less to a point; thence easterly 150 feet more or less to a point; thence southerly 108.6 feet more or less to the north margin if Melville Drive; thence with the margin of the same westerly 150 feet to the point of beginning.

Being the same property conveyed to Maurice N. Foster, Jr., and wife Ruth M. Foster by Warranty Deed from Ira T. Adams and wife, Martha S. Adams, dated 05/01/1963 and recorded 05/02/1963, of record in Book 3536, Page 227, Register's Office for Davidson County, Tennessee.

The said Maurice N. Foster died on 05/21/2017 leaving the said Ruth M. Foster Jr. the sole surviving tenant by the entirety

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved [X] 4328 General Bate Drive, Nashville, TN 37204

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 16 day of Sept, 2020.

Ruth M Foster by Maureen F Sagar POA

Ruth M. Foster, by Maureen F. Sagar, as attorney in fact as Attorney in fact

State of Tennessee
County of Williamson

On this 16th day of September, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Maureen F. Sagar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Ruth M. Foster, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 202009170106187 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 16th day of September, 2020.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

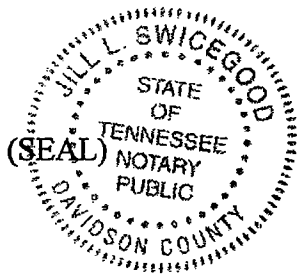
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900