Karen Johnson Davidson County
Batch# 519508 DEEDWARR
11/20/2020 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20201120-0136841

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Return to:
Foundation Title
277 Mallory Station Rd, #102
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $262,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2020.

Notary Public
My commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Address of New Owner:	Send Tax Bills to:	Tax Information
JAMES COLSON MIRACLE 1006 GRENADA COURT NASHVILLE, TN 37206	~~NEW OWNER~~ Keller Mortgage LLC 4725 Lakehurst Ct, Ste 400 Dublin, OH 43016	08301019600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN G. FOSTER, MARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **JAMES COLSON MIRACLE AND MACKENZIE MIRACLE, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and 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 LOT NO. 7 ON THE PLAN OF GRANADA PLACE, OF RECORD IN PLAT BOOK 3106, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 63 FEET ON THE SOUTHERLY SIDE OF GRANADA COURT AND EXTENDS BACK 102.2 FEET ON THE EASTERLY LINE AND 89.7 FEET ON THE WESTERLY LINE TO AN ALLEY IN THE REAR, MEASURING 85 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROGER DART LIVINGSTON, JR. AND G. BRIAN FOSTER, TENANTS IN COMMON, BY KATRINA D. BROUGHTON NOW KNOWN AS KATRINA B. STOKES AND HUSBAND, WILLIAM R. STOKES, DATED JULY 29, 2016, OF RECORD IN INSTRUMENT NO. 20160802-0079433, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED DATED AUGUST 1, 2018, OF RECORD IN INSTRUMENT NO. 20180803-0076604, SAID REGISTER'S OFFICE, ROGER DART LIVINGSTON, JR. CONVEYED HIS INTEREST IN SUBJECT PROPERTY TO BRIAN G. FOSTER.

This property is not the marital or principal residence of the grantor.

This property is improved property known as 1006 GRANADA COURT, NASHVILLE, TN 37206.

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.

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17TH day of November, 2020.

BRIAN G. FOSTER BY MARY BROEMEL FOSTER, HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MARY BROEMEL FOSTER, attorney in fact for BRIAN G. FOSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and in the capacity as stated, and further stated that she is attorney in fact for BRIAN G. FOSTER and has the authority to so act for him and in his stead.

Witness my hand in Nashville, Tennessee, this 17TH day of November, 2020.

Notary Public

My Commission expires 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY