THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow, Corp. 2 Cadillac Drive Brentwood, Tn. 37027 P21-9302-PILK	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00. Marianne Coleman Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2021. Notary Public MY COMMISSION EXPIRES: 3/25/23 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 638984 DEEDWARR 05/18/2021 02:29:30 PM 3 pgs Fees: $18.00 Taxes: $2,589.63 20210518-0067218	

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tennessee Valley Homes, Inc.	New Owner	MAP & PARCEL
345 Noah Drive		132-09-0-017.00
Franklin TN 37064		
(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, **Larimore Foster, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennessee Valley Homes, Inc., a Tennessee Corporation,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated Davidson County, Tennessee:

Land in Davidson county, Tennessee, being the northerly 23 1/2 feet of Lot No. 4 and the Southerly 53 feet of Lot No. 5 on the unrecorded plan of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W.B. Southgate, surveyor, and further described according to a mortgage loan inspection made by John Kohl and Co., P.C. dated March 16, 1988, as follows:

Beginning at a point in the center of Lealand Lane, formerly Lea Avenue, 676 1/2 feet North of the center of Battery Road; thence North 2 degrees 30 minutes East with the center of said Lealand Lane 76 1/2 feet to a point; thence Westwardly parallel with and 23 1/2 feet from the line of Lot No. 6 on said unrecorded plan 212.5 feet to an point thence Southwardly 76 1/2 feet to a point; thence Eastwardly parallel with and 76 1/2 feet North of the line of Lot No. 3 on said unrecorded plan, 213 feet to the point of beginning.

Being the same property conveyed to Jo Ann Bartholomew and Larimore Foster by Warranty Deed from Barbara B. Mann, unmarried of record in Instrument No. 20001103-0109405 Register's Office for Davidson County, Tennessee, dated October 31, 2000 and recorded on November 03, 2000.

Being the same property conveyed to Larimore Foster by Quitclaim Deed from Jo Anne Bartholomew of record in Instrument No. 20061003-0122637 Register's Office for Davidson County, Tennessee, dated September 13, 2006 and recorded on October 03, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is property known as **4417 Lealand Lane, Nashville, TN ~~34204.~~** 37204

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this the 14th day of May, 2021.

Larimore Foster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this the 14th day of May, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

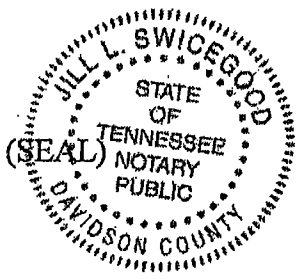
Attorney or Custodian

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

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