Karen Johnson Davidson County
Batch# 662166 DEEDWARR
06/22/2021 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210622-0084188

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0458

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William G. Wallis, III, unmarried	NEW OWNER	Map: 14813015600
(NAME) 313 Fairlane Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTINE S. FOSTER, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM G. WALLIS, III, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 262, on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jack Foster and wife, Christine S. Foster, by Quitclaim Deed from Jack Foster, of record in Instrument No. 20190403-0030042, dated March 30, 2019, Register's Office for said County. See also prior deed of record in Instrument No. 20100713-0054786, dated July 9, 2010, said Register's Office. The said Jack Foster died April 1, 2019, and title vested in Christine S. Foster as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 145 and 146, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2598, Page 491, amended in Book 2702, Page 49, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 313 Fairlane Drive, Nashville, TN 37211
(House No.) (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 our hands this 21st day of June, 2021.

Christine S. Foster

Christine S. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine S. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of June, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certification of Recorded Documents

I, Zana Petty, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 21, 2021.

(AFFIANT) – Zana Petty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of June, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.