WARRANTY DEED

File Number: 70046

Davidson County DEEDWARR
Recvd: 02/15/07 14:01 2 pg
Fees:13.00 Taxes:1073.00

20070215-0019497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES May 23, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D'Arcy O. Porter	D'Arcy O. Porter	81-16-155.00 & 156.00
(NAME)	(NAME)	
1048 Jefferson Street	1048 Jefferson Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, WE, Oscar C. Porter III, and wife Dorene L. Porter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D'Arcy O. Porter, and wife Mary K. Porter, and Elite Roofing Co. of Nashville, 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:

TRACT I:
Being the westerly 45 feet of Lot No. 155 in D. T. McGavock's first Addition to Nashville, Tennessee, a plan of which is of record in Book No. 10, pages 606 and 609 inclusive, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts on the north side of Jefferson Street 45 feet and runs back between parallel lines and with the easterly line of lot no. 156 on said plan 180 feet, more or less to Madison Street, upon which if fronts 45 feet.

TRACT II:

Being the southeast part of Lot No. 156 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book No. 10, pages 606 and 609 inclusive, Register's Office for Davidson County, Tennessee, described according to a plan thereof made by W. B. Southgate, as follows:

Beginning on the northerly margin of Jefferson Street at the corner to Lot Nos. 155 and 156, being Ben A. Doochin's S. W. corner; thence with his westerly line, northerly 92 ½ feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 35 feet; thence southerly parallel with the first line 92 ½ feet to the northerly margin of said street; thence with the northerly margin of said street, easterly 35 feet to the beginning.

Together with all rights and privileges to the alley mentioned in the above description.

Being the same property conveyed to Oscar C. Porter III, and wife Dorene L. Porter by deed from Carl Enoch Jones, dated April 21, 1995, of record in Book 9653, Page 84, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1048 Jefferson Street, Nashville, TN 37208
(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 our hands this 9th day of February, 2007.

Oscar C. Porter III

Dorene L. Porter

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 Oscar C. Porter, III and Dorene L. Porter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 2006

Notary Public MY COMMISSION EXPIRES:
My Commission Expires: May 23, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY