2nd

Davidson County DEEDWARR
Recvd: 10/18/07 15:12 2 pgs
Fees:13.00 Taxes:407.00
20071018-0123837

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
615-776-7461

#553

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Justin M. Sanchez	**Coldwell Banker Mortgage**	**Map: 108-08-0-**
3116 Lumberjack Road	**3000 Leadenhall Road**	**Parcel: 014.00**
Nashville, TN 37214	**Mount Laurel, NJ 08054**	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Karen M. Porter, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Justin M. Sanchez, unmarried,** (The "Grantee"), his heirs and assigns certain tracts or parcels of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 173, on the Plan of Larchwood Subdivision, Section Two, of record in Plat Book 5200, pages 58 & 59, and in Plat Book 5200, page 208, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen M. Porter aka Karen Porter by quitclaim deed from Tom Porter aka Tommy L. Porter, Jr. by quitclaim deed of record in Instrument No. 20071018 0123836 **, said Register's Office. Further being the same property conveyed to Tom Porter and wife, Karen Porter by warranty deed dated August 30, 1991 from David Davis, unmarried of record in Book 8433, page 267, said Register's Office.**

This is the same description as used in the last deeds of record.

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 5479, page 443, said Register's Office.**
3. **Easements /Deed of Conveyance of record in Book 5728, pages 472, 453 and 449, Book 5626, pages 833 & 823, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 5200, pages 208 and in Book 5200, pages 58 & 59, said Register's Office.**
5.

This is improved property commonly known as **3116 Lumberjack Road, Nashville, TN 37214.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this
12, day of October, 2007

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **12th** day of **October, 2007.**

Karen M. Porter aka Karen Porter

[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 **Karen M. Porter aka Karen Porter** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **12th**, day of **October, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011