File No. 271001174

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/08/07 10:21 2 pg
Fees:13.00 Taxes:333.00

20071108-0131862

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily M. Brooks	Mortgage Investors Group	09106011900
(NAME)	(NAME)	
5817 Carl Place	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

The Estate of Dewey Thomas Porter,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily M. Brooks, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 on the Plan of West Park Addition as of record in Plat Book 2330, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dewey T. Porter, unmarried by Warranty Deed dated August 30, 1996 from Timothy Ferrell as recorded in Book 10184, Page 55, Register's Office for Davidson County, Tennessee. Dewey T. Porter having since died.

Being the same property conveyed to Dewey T. Porter, unmarried by Warranty Deed dated August 30, 1996 from Timothy Ferrell as recorded in Book 10184, Page 55, Register's Office for Davidson County, Tennessee. Dewey T. Porter having since died leaving subject property to Spring Holland, nka Spring Holland Ovalle.

Subject to all matters as set forth per Plat Book 2330, Page 39, Register's Office of said County.

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.

unimproved ☐

This is improved ☒ property, known as 5817 Carl Place, Nashville, TN 37209
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 6th day of November, 2007.

The Estate of Dewey Thomas Porter

By: Dewey Thomas Porter

, By: Richard William Porter, Executor

Richard William Porter Executor

Attest:

STATE OF TN

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard William Porter with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of The Estate of Dewey Thomas Porter the within named bargainer, an Estate, and that, Richard Williams Porter as such Executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by Richard William Porter as such Executor.

Witness my hand at office this 6th day of November, 2007.

Commission expires: April 7 2009

Laura A Moore

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 271001174

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122