WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/07/08 08:55 2 pgs
Fees:13.00 Taxes:1443.00
20080307-0023001

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Roller	Churchill Mtg. Corp.	Map 104-5
(NAME)	(NAME)	
324 Greenway Avenue	761 Old Hickory Blvd.#400	Parcel 341
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(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, **ANDREW C. PORTER AND WIFE, LAURA MARIE DESIMONE PORTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ROLLER AND WIFE, PAMELA ROLLER,** 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. 277, on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Plat Book 332, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew C. Porter, unmarried by deed dated August 15, 2003 from Cynthia L. Spitler and husband, Burleigh Kenneth Spitler, of record in Instrument No. 20030829-0125962, Register's Office for Davidson County, Tennessee.

Andrew C. Porter has since married. Laura Marie Desimone Porter is joining in this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 332, page 174, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20001102-0108808, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 324 Greenway Avenue, Nashville, TN 37205
(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 my hand this 4 day of March, 2008.

Andrew C. Porter

Laura Marie Desimone Porter

STATE OF PENNSYLVANIA
COUNTY OF Philadelphia

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

Witness my hand and official seal at Nashville, Tennessee this 4 day of March, 2008.

Commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lorraine Hightower, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires Dec. 1, 2010

Lorraine Hightower
Notary Public
Philadelphia, PA

STATE OF PENNSYLVANIA
COUNTY OF Philadelphia

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

Witness my hand and official seal at Nashville, Tennessee this 4 day of March, 2008.

Commission expires:

Lorraine Hightower
Notary Public
Philadelphia, PA

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lorraine Hightower, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires Dec. 1, 2010