Davidson County DEEDWARR
Recvd: 10/23/09 15:38 3 pgs
Fees:18.00 Taxes:573.50
20091023-0098305

State of Tennessee
County of ~~Williamson~~ Davidson

The actual consideration or value whichever is greater is $155,000.00

Subscribed and sworn before me this the 22nd day of October, 2009.

(Affix Seal) JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

P. Elizabeth Rosebay
Affiant

Notary Public
My Commission Expires: 09/18/2011

WARRANTY DEED

900976

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Timothy C. Twilley and wife, Patrina A. Twilley
3209 Penn Meade Way
Nashville, TN 37214

Send tax bills to:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

Map 52-13-B, Parcel 411CO

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Angelo J. Porfirio and wife, Jessica L. Porfirio

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

Timothy C. Twilley and wife, Patrina A. Twllley

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, Being Lot No. 26 on the Condominium Plat of River Glen Planned Unit Development Phase 6, of record in Instrument No. 20050602-0062805, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Angelo J. Porfirio and Jessica L. Porfirio, husband and wife, by deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated 12/30/05, of record in Instrument No. 20060111-0004261, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 3209 Penn Meade Way, Nashville, TN, 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 22nd of October, 2009.

Angelo J. Porfirio
Angelo J. Porfirio

Jessica L. Porfirio
Jessica L. Porfirio

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 Angelo J. Porfirio and, Jessica L. Porfirio, the bargainor(s), 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 22nd day of October, 2009.

My commission expires: 11/22/2010

Notary Public

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

