Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,853.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2000.

Notary Public
My commission expires: 5/8/2012

BILL CARRETT, Davidson County
Trans:T20090079591 DEEDWARR
Recvd: 11/23/09 14:51 2 pgs
Fees:13.00 Taxes:454.56
20091123-0107666

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily Breen	SunTrust Mortgage, Inc.	172-0A001.00CO
1329 Barnes Road	1001 Semmes Ave.	
Antioch, TN 37013	Richmond, VA 23224 · RVW5023	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Antonio J. Porras, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emily Breen, a single person, and Travis Wright, a single person, joint tenants with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Section One, Hunters Branch, Planned Unit Development, of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Antonio J. Porras by deed from Melinda S. Drennan of record in Instrument 200210020120199, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1329 Barnes Road, Antioch, TN 37013

Ana Maria Porras joins in this instrument to convey any and all marital interest she has in said property.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 16th day of November, 2009.

Antonio J. Porras

Ana Maria Porras

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 **Antonio J. Porras and Ana Maria Porras,** 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 Franklin, Tennessee, this the 16th day of November, 2009.

Notary Public

My Commission expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2009111408