WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034098 DEEDWARR
Recvd: 06/04/10 13:23 2 pgs
Fees:13.00 Taxes:518.00
20100604-0043511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Beth Triplett, State of Tennessee, Notary Public, My Comm. Exp. 3/3/2014, Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE 2010.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric S. Porterfield	Franklin American Mortgage Company	1617006500
(NAME)	(NAME)	
608 Ashley Court	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, Gregory A. Sheehan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric S. Porterfield and Amanda L. Porterfield, husband and wife, 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. 269 on the Plan of Huntington Park, Section IV, of record in Plat Book 4460, Page 74, register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gregory A. Sheehan, by Quitclaim Deed dated January 22, 2008 from Ashley B. Sheehan of record in Instrument No. 20080122-0006582, Register's Office for Davidson County, Tennessee. And also being the same property conveyed to Gregory A. Sheehan and wife, Ashley B. Sheehan by Warranty Deed dated August 28, 2002 from Randall R. Jones and wife Davida I. Jones of record in Instrument No. 20020905-0107458, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Gregory A. Sheehan and Katie Sheehan by Matt Tagle as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100604-0043510, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 608 Ashley Court, Nashville, TN 37211
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 2nd day of June, 2010.

Gregory A. Sheehan by Matt Tagle Attorney in fact
Gregory A. Sheehan, By: Matt Tagle Attorney in Fact

Katie Sheehan by Matt Tagle Attorney in fact
Katie Sheehan, By: Matt Tagle Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of June 2010 before me personally appeared Matt Tagle, the person who executed the foregoing instrument on behalf of Gregory A. Sheehan and Katie Sheehan, and acknowledged that he executed the same as the free act and deed of the said Gregory A. Sheehan and Katie Sheehan, through Power of Attorney granted him by the said Gregory A. Sheehan and Katie Sheehan.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of June, 2010.

Commission expires: March 3, 2014

Beth Triplett Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County