WARRANTY DEED

Return To:

Harpeth Title, LLC
109 Westpark Drive, Ste 150
Brentwood, TN 37027

H011026

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Datya Porter	Franklin Synergy Bank	Parcel ID:
8224 Spring Ridge Dr.	3301 Aspen Grove Dr.	15515004000
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN 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

Kathy Ann McPherson, Trustee of the Kathy Ann McPherson Living Trust, established by the Revocable Trust Agreement of Kathy Ann McPherson, dated May 7, 2009

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Datya Porter

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:

BEING Lot No. 7, on the Plan of First Revision of McCrory Heights, of record in Plat Book 9700, Page 162, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

BEING the same property conveyed to Kathy Ann McPherson, Trustee of the Kathy Ann McPherson Living Trust, established by the Revocable Trust Agreement of Kathy Ann McPherson, dated May 7, 2009 by deed from Kathy Ann McPherson, of record in Instrument 20090513-0044203, dated May 7, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 162, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8224 Spring Ridge Dr., Nashville, TN 37221

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 4th day of March, 2011.

Kathy Ann McPherson, Trustee

BILL GARRETT, Davidson County
Trans:T20110015354 DEEDWARR
Recvd: 03/15/11 11:12 2 pgs
Fees:13.00 Taxes:984.20

20110315-0020421

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 Kathy Ann McPherson, Trustee of the Kathy Ann McPherson Living Trust, established by the Revocable Trust Agreement of Kathy Ann McPherson, dated May 7, 2009, 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 at Brentwood, Tennessee, this 4th day of March, 2011.

My Commission Expires: 11/7/12

Notary Public

