#17263 40481

Davidson County	DEEDWARR
Recvd: 07/15/11 11:23	3 pgs
Fees:18.00 Taxes:499.50	
20110715-0054212	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

A'Della Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: June 03, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A'Della Porter	WCS Lending, LLC	17605011400
(NAME)	(NAME)	
4816 Hickory Way	951 Yamato Road # 150	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Boca Raton, FL 33431	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Mon-Kisha Porter-Fitchpatric and Bret Fitchpatric, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **A'Della Porter, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or 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. 79 on the Plan of Hickory Woods Section B, of record in Plat Book 6900, Page 512, 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 Mon-Kisha Porter, unmarried by Deed from Nina Lampley, unmarried, dated 03/07/2007 and filed for record on 03/16/2007 in Instrument 200703160032217, Register's Office for Davidson County, Tennessee.

The said Bret Fitchpatric spouse of Mon-Kisha Porter-Fitchpatric, joins in this conveyance to convey any and all marital interest he may have in subject property.

This conveyance is subject to the following:
All matters as set forth per Book 6900, Page 512; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9678, Page 187, as amended of record in Book 9764, Page 44; Said By-Laws were amended of record in Instrument 200012070120450, 200106140062710 and 200310100150800; Rules and Regulations of record in Instrument 200106140062709 and in Instrument 200110150111957; Easement of record in Book 437, Page 24; Right Of Way Agreement of record in Book 5897, Page 224; Right of Way Agreement of record in Book 5909, Page 915; Gas line Easement Permanent and Temporary of record in Book 6392, Page 378; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6954, Page 24; Deed of Conveyance of record in Book 8169, Page 571; Deed of Conveyance of record in Book 8169, Page 579; Grant of Transmission Line Easement of record in Book 9632, Page 973; Charter of record in Book 9680, Page 319, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4816 Hickory Way, Antioch, TN 37013

(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 our hands this 14th day of July, 2011.

Mon-Kisha Porter-Fitchpatric

Bret Fitchpatric

State of Tennessee
County of Rutherford

Personally appeared before me Mon-Kisha Porter-Fitchpatric and Bret Fitchpatric, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2011.

Notary Public Rebecca A. Dohoda
My Commission Expires: June 03, 2012

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129

I, Philip Ellis, 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 according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 9-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY