WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Box 13
#16534

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lay Sayasack	Lay Sayasack	14807015300
(NAME)	(NAME)	
205 Bakertown Court	643 Woodburn Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Smyrna TN 37167	
(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, Martha Sherman Underwood, Trustee of the William Todd Porter, Jr Testamentary Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lay Sayasack and Lang Sayasack, 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. 923 on the Plan of Cherokee Hills Section Nine of record in Plat Book 4300, Page 135, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 923 fronts a total distance of 69.40 feet along the southerly side of Bakertown Court and extends back 183.1 feet along its westerly line and 146.0 feet along its easterly line, to a line in the rear on which it measures 103.3 feet.

Being the same property conveyed to William Todd Porter, by deed of record in Book 5279, Page 687, Register's Office for Davidson County, Tennessee. The said William Todd Porter having since died testate leaving this property to his testamentary trust with Martha Sherman Underwood as Trustee. WILLIAM Todd PORTER A.K.A. WILLIAM Todd PORTER JR.

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

unimproved ☐

This is improved ☒ property, known as 205 Bakertown Court, 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 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.

BILL GARRETT, Davidson County
Trans:T20110050898 DEEDWARR
Recvd: 08/18/11 10:57 2 pgs
Fees:13.00 Taxes:120.25
20110818-0063924

Witness my hand this 16th day of August, 2011.

Martha Sherman Underwood, Trustee of the William Todd Porter, Jr Testamentary Trust

By: Martha Sherman Underwood TRUSTEE

Martha Sherman Underwood, Trustee of the William Todd Porter, Jr Testamentary Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Sherman Underwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Trustee of William Todd Porter, Jr. Testamentary Trust and that such Trustee executed the foregoing instrument for the purpose therein contained, by personally signing the name of the William Todd Porter, Jr. Testamentary Trust as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2011.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/2/2014
Davidson County