WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015944 DEEDWARR
Recvd: 03/05/12 10:41 2 pgs
Fees:13.00 Taxes:473.60
20120305-0018957

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/21/2012

(AFFIX SEAL)

TRACY W. WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Corey Tanner Wright	Prime Lending	063160B08400CO
(NAME)	(NAME)	
1501 Aaronwood Drive	13111 Preston Rd. Ste 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75252	
(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, **Front Porch Realty, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Corey Tanner Wright, a single man**, hereinafter called the GRANTEE(S), their 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. 143, on the plan of Hampton Park, formerly Chitwood Downs, of record in Plat Book 6900, Pages 550-552 and amended in Book 7462, Page 445 and Book 8181, Page 112, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Front Porch Realty LLC by Deed from The Secretary of Housing and Urban Development, dated 11/22/2011 and filed for record on 11/29/2011 in Instrument 20111129009263, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 405, Plat Book 6900, Page 550-552, Book 7462, Page 445, Book 8181, Page 112, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852, said Register's Office. Said restrictions were amended in Book 7451, Page 739 and Book 8336, Page 393, said Register's Office.

Easement of record in Book 7460, Page 930, said Register's Office.

Easement of record in Book 7489, Page 515, said Register's Office.

Easement of record in Book 8007, Page 235, said Register's Office.

Charter of record in Book 7431, Page 204, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 8207, Page 276, said Register's Office.

Charter of record in Book 8517, Page 762, said Register's Office.

File No.: 01288-6708
SMG TN Warranty Deed

Charter of record in Book 8833, Page 216, said Register's Office.

Rights of tenants under any unrecorded leases.

Rights, claims of interest of Kurtis R. Ewell and Julie Ewell (the foreclosed mortgagor) in the land or any claim that the foreclosure by CTX Mortgage Company (the original lender) is invalid.

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

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 1501 Aaronwood Drive, Old Hickory, TN 37138

(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), their 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), their 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 my hand this 28th day of February, 2012.

FRONT PORCH REALTY, LLC

Jack A. Jones Sole member

Jack A. Jones
Sole Member

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jack A. Jones with whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member of Front Porch Realty, LLC the within named bargainer, a corporation, and that, Jack A. Jones as such Sole member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Jack A. Jones as such Sole Member.

Witness my hand and Official seal this 28th day of February, 2012.

Lissa Groom

Notary Public
My Commission Expires: 11-5-2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-6708
SMG TN Warranty Deed