Davidson County DEEDWARR
Recvd: 04/09/12 10:42 3 pgs
Fees:18.00 Taxes:1243.20
20120409-0029811

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

1412

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

02-1203-47782

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $336,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2012.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Faye E. Porter	PrimeLending	095-04-0 193.00
114 Spring Valley Road	18111 Preston Road, Suite 900	
Nashville TN 37214	Dallas, TX 75252	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James L. Surface and wife, Jennifer Surface, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Faye E. Porter and Terry *E. McGee, wife and husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Third Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 37 on the Plan of Bluefields, Bransford realty Company's First Subdivision of the Sam P. Sweeny Farm, as of record in Book 843, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 37 fronts 115 feet on the westerly side of Spring Valley Road and runs back 283 feet, more or less, on the northerly line 178.4 feet, more or less, on the southerly line to a dead line, measuring 161 feet thereon.

Being the same property conveyed to James L. Surface Jr., and wife, Jennifer Surface by deed from Carthon Campbell and wife, Billie Campbell dated November 9, 2001 recorded November 13, 2001 of record in Instrument No. 20011113-0124449, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 114 Spring Valley Road, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of March, 2012.

James L. Surface

Jennifer Surface by James L. Surface, Jr.,
Attorney In Fact

by James Surface
attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James L. Surface, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of March, 2012.

Notary Public

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires 1/19/14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of March, 2012, before me personally appeared James L. Surface, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer Surface, and who acknowledged that he executed the same as the free act and deed of said Jennifer Surface.

WITNESS my hand in Brentwood, TN, this 30th day of March, 2012.

Notary Public

My commission expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kim Hollingshead, *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 Williamson

Personally appeared before me, Angela G. Batson, *a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

Notary's Signature

My Commission Expires: 1-6-2014

Notary's Seal (If on paper)

