BILL GARRETT, Davidson County
Trans:T20120030075 DEEDWARR
Recvd: 04/25/12 09:07 3 pgs
Fees:18.00 Taxes:101.75
20120425-0035240

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1101**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/10/2012**, by and between **Galen Lynn Porter, Maretta Porter Reeves and Ava Porter Groves, devisees under the Last Will and Testament of Mildred Irene Porter, deceased,** parties of the first part, and **Justin K McCrory, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 2 and the easterly 92 feet front and 76.6 feet rear of Lot No. 3 on the Plan of the re-subdivision of the Dixie Food Subdivision as of record in Plat Book 421, Page 30, Register's Office for said County, described as follows:

Beginning on the southerly margin of Woods Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots southwardly 135 feet; thence westwardly 192 feet, more or less, to the southeast corner of the property conveyed to William D. Evans and wife, by deed from A. L. Calhoun of record in Book 1582, page 314, said register's Office; thence with Evans easterly line, northwardly 203.5 feet, more or less, to the southerly margin of Woods Avenue; thence with said Avenue eastwardly 172 feet to the beginning.

Being the same property conveyed to Harold W Porter and wife, Mildred N. Porter by deed from H.S. Moss and wife, Josaphine Moss in Book 1755, page 246, said Register's Office. The said Harold W Porter having predeceased Mildred N Porter. Mildred N Porter died November 13, 2010. The said Mildred N. Porter was also known as Mildred Irene and by her Last Will and Testament, she devised subject property to her three children, namely Galen Lynn Porter, Maretta Porter Reeves and Ava Porter Armstrong, now known as Ava Porter Groves.

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

Parcel ID # **43-1-82**
Improved property located at: **1237 Pierce Road, Madison, TN 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Galen L. Porter

Galen L. Porter

Maretta Porter Reeves by Galen Lynn Porter, attorney in fact

Maretta Porter Reeves by Galen Lynn Porter, Attorney in Fact

Ava Porter Groves by Galen Lynn Porter, attorney in fact

Ava Porter Groves by Galen Lynn Porter, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Galen L. Porter** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of April, 2012..

Notary Public

My Commission Expires: 5/6/13

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Galen L. Porter** to me known to the persons described in and who executed the foregoing instrument as the Attorney in Fact of Maretta Porter Reeves and Ava Porter Groves, and acknowledged that he executed the same for the purposes therein contained as the Attorney in Fact for Maretta Porter Reeves and Ava Porter Armstrong, as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of April, 2012..

Notary Public

My Commission Expires: 5/6/13

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Owner's Name: **Justin K McCrory**

and Address: **1237 Pierce Road, Madison, TN 37115**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

3868 Cardwell Pk #828
Hermitage TN 37076

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$27,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 10th day of April, 2012..

Notary Public

My Commission Expires: 5/6/13

