WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120089029 DEEDWARR
Recvd: 11/21/12 08:49 2 pgs
Fees:13.00 Taxes:1013.80

20121121-0107260

R-VRES-12-3208

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/25/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron O. Porter	Aaron O. Porter (NAME)	
3208 Woodspring Court (ADDRESS)	3208 Woodspring Court (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN. 37211 (CITY) (STATE) (ZIP)	180040B02700CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOEL HOCKMAN, UNMARRIED, AND JEFFREY CLINTON HOPKINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON O. PORTER AND WIFE, ALLISON S. PORTER, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 ON THE PLAN OF BROOKVIEW FOREST, PHASE I, CLUSTER LOT OPTION OF RECORD IN PLAT INSTRUMENT 20030716-0099526, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOEL HOCKMAN, UNMARRIED AND JEFFREY CLINTON HOPKINS, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM CRAIG P. PAXSON AND WIFE, TAMRA L. PAXSON OF RECORD AT INSTRUMENT NO. 20080414-0037817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 10, 2008 AND RECORDED ON APRIL 14, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT 200307160099526; INSTRUMENT NUMBER 200308290125803, INSTRUMENT 200505050050962; INSTRUMENT 200210070121969; INSTRUMENT 200309180138293; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3208 Woodspring Court, Nashville, Tennessee 37211
(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 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 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/our hand(s) this 16th day of November, 2012.

Joel Hockman

Jeffrey Clinton Hopkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Hockman and Jeffrey Clinton Hopkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903