WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092717 DEEDWARR
Recvd: 12/05/12 08:24 2 pgs
Fees:13.00 Taxes:499.50

20121205-0111676

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 3/1/16

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DIANNE M. CATHEY — SUMNER COUNTY, TENNESSEE — My Commission Expires

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
James Fleming	Wells Fargo Bank N.A.	087010A05300CO
(NAME)	(NAME)	
4281 Chesney Glen Drive	P.O. Box 100515	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Florence, SC 29502-0515	
(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 **James Fleming, an unmarried 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. 104 on the Plat of Section 1B, Chesney Glen, of record in Plat Book 9700, Page 289, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Front Porch Realty LLC by Deed from Secretary of Housing and Urban Development of Washington D.C., dated 10/17/2011 and filed for record on 10/20/2011 in Instrument 201110200081803, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 215, Plat Book 9700, Page 289, said Register's Office.

Restrictions of record in Book 10278, Page 279, said Register's Office.

Stormwater Detention Agreement of record in Book 10357, Page 915, said Register's Office.

Charter of record in Book 10290, Page 256, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 10420, Page 356, Book 11577, Page 623, said Register's Office.

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 4281 Chesney Glen Drive, Hermitage, TN 37076
(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 30th day of November, 2012.

FRONT PORCH REALTY

Jack A. Jones Sole Member

Jack A. Jones
Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jack Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Front Porch Realty, LLC, the within named bargainor, a corporation, and that he as such Sole Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Jack Jones, Sole Member.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

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