WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017862 DEEDWARR
Recvd: 03/05/13 08:40 2 pgs
Fees:13.00 Taxes:516.15

20130305-0021714

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/1/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Dacosta Lamar Chrismon	Peoples Home Equity	07508018700
(NAME)	(NAME)	
4829 Concord Drive	215 Ward Circle # 101	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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 **Dacosta Lamar Chrismon**, *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:

*married

Land in Davidson County, Tennessee, being all of Lot No. 503, on the plan of Section Nine, Tulip Grove Subdivision, of record in Plat Book 4675, Page 135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Front Porch Realty LLC, a Tennessee limited liability company by Deed from Secretary of Housing and Urban Development of Washington, D.C., dated 12/06/2012 and filed for record on 12/06/2012 in Instrument 201212060112593, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4675, Page 135, 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 4829 Concord 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 28th day of February, 2013.

FRONT PORCH REALTY LLC

J. A. J. - 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, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.22013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
13-2002

File No.: 01288-13147
SMG TN Warranty Deed