Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0042HV

BILL GARRETT, Davidson County
Trans:T20130020812 DEEDWARR
Recvd: 03/14/13 09:42 2 pgs
Fees:13.00 Taxes:481.00
20130314-0025371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2013.

Notary Public
Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Karisa Hurst 2901 Glenmeade Drive Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Lane #100 Knoxville, TN 37923	072.11-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert L. Porter, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karisa Hurst

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the Easterly part of Lot No. 18 on the Plan of Glenmeade Subdivision, of record in Book 974, Page 32, Register's Office for Davidson County, Tennessee. Said part of Lot No. 18 fronts 57.2 feet on the westerly side of Glenmeade Drive and runs back 145.7 feet on the northerly line and 150 feet on the southerly line, with the northerly margin of Litton Avenue, to a dead line in the rear measuring 65 feet, more or less, thereon.

Being the same property conveyed to Robert L. Porter by Special Warranty Deed from Bank of New York, dated January 21, 1999 and filed for record February 1, 1999 in Book 11319, Page 310, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2901 Glenmeade Drive, Nashville, TN 37216.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of March, 2013.

Robert L Porter by DWW. McK Attorney in Fact

Robert L. Porter by David W. McKinney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Robert L. Porter and that he is authorized by Robert L. Porter to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of March, 2013.

Angela A. Ramsey
Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)