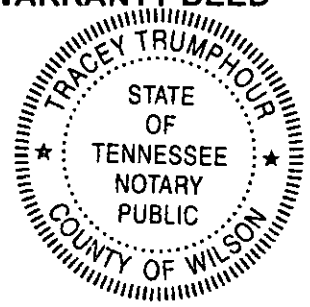
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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
Front Porch Realty, LLC	Front Porch Realty, LLC	09606017600
(NAME)	(NAME)	
2626 N. MT. JULIET RD.	2626 N. MT. JULIET RD.	
(ADDRESS)	(ADDRESS)	
MT. JULIET, TN 37122	MT. JULIET, TN 37122	
(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, we, **Geoffrey Allen Ament and Gary David Ament**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Front Porch Realty, LLC**, 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 all of Lot No. 59, on the plan of Cloverhill, Section No. II, of record in Plat Book 2133, Page 46, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Grady C. Ament and wife, Velma J. Ament by Deed from William P. Green and wife, Sherry W. Green, dated 01/18/1971 and filed for record on 01/22/1971 in Book 4475, Page 382, Register's Office for Davidson County, Tennessee.

The said Grady C. Ament died on 05/18/1990, leaving Velma J. Ament the sole surviving tenant by the entirety.

The said Velma J. Ament died 12/23/2012 leaving Geoffrey Allen Ament and Gary David Ament as her sole heirs at law.

As evidenced in The Affidavit of Heirship being filed simultaneously herewith.

All matters as set forth per Plat Book 2133, Page 46, 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 ☐

BILL GARRETT, Davidson County
Trans: T20130039632 DEEDWARR
Recvd: 05/13/13 10:58 2 pgs
Fees: 13.00 Taxes: 214.60

20130513-0047930

File No.: 01288-14585
SMG TN Warranty Deed

This is improved ☑ property, known as 2905 Susan Drive, Nashville, TN 37214-3207
(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 our hands this 9th day of May, 2013.

Geoffrey Allen Ament

Gary David Ament

State of Tennessee
County of Wilson

Personally appeared before me Geoffrey Allen Ament and Gary David Ament, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of May, 2013.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

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