Box 13
6939

BILL GARRETT, Davidson County
Trans:T20130042315 DEEDWARR
Recvd: 05/21/13 12:02 2 pgs
Fees:13.00 Taxes:1942.50
20130521-0051194

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2013

Notary Public
My commission expires:

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

03-1303-37927

Address of New Owner:	Send Tax Bills to:	Tax Information
James Barret	New owner	104-06-0-213.00
507 32nd Ave. S.		
Nashville TN 37212		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard H. Porter and wife, Mary M. Porter**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Barret**, hereinafter called the Grantees, their successors 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 Lot No. 79, on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, Plan not of record, and being more particularly described as follows, to-wit:

BEGINNING at a point in the westerly margin of Orient Circle (now 32nd Avenue South) at a point 252 1/4 feet southeast from the southwest intersection of Marlborough Avenue and Orient Circle (now 32nd Avenue South) fronts 75 feet on the westerly side of Orient Circle (now 32nd Avenue South) and runs back 150 feet to an alley and shows 47 1/2 feet on said alley.

Being the same property conveyed to Richard H. Porter and wife, Mary M. Porter by deed from David E. McIntyre and wife, Patricia P. McIntyre, dated July 9, 1979, recorded July 11, 1979, of record in Book 5463, Page 467, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 507 32nd Ave. S., Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 6th day of May, 2013.

Richard H. Porter, by Karen Edwards
His Attorney-In-Fact

Mary M. Porter, by Karen Edwards, her
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karen Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is authorized by Richard H. Porter and Mary M. Porter to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN this 6th day of May, 2013.

Notary Public at Large

My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY