BILL GARRETT, Davidson County
Trans:T20130062952 DEEDWARR
Recvd: 07/24/13 10:46 2 pgs
Fees:13.00 Taxes:1091.50

20130724-0076411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghann Porter	New Address	064-03-0-B
(NAME)	(NAME)	(MAP)
401 Vadis Court		050.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Old Hickory, TN 37138		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Jay Golsteyn and wife Donna K. Golsteyn, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Meghann Porter and husband Christopher Porter, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of the Final Plat of Phase Four, Section Two, Brandywine Pointe, a Planned Unit Development, of record in Plat Book 7900, Pages 587 and 588, as amended in Book 9397, page 824, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jay Golsteyn and wife, Donna K. Golsteyn by Special Warranty Deed from Bank One, National Association as Trustee for Structured Asset Securities Corporation, Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC3, of record at Instrument No. 20041105-0133908, Register's Office for Davidson County, Tennessee, dated October 26, 2004 and recorded on November 5, 2004.

This property is known as 401 Vadis Court, Old Hickory Tennessee 37138.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 401 Vadis Court, Old Hickory, Tennessee 37138

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 do 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 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/our hand(s) this 23rd day of July, 2013.

Jay Golsteyn

Donna K. Golsteyn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jay Golsteyn; Donna K. Golsteyn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of July, 2013.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY