(8) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20130067782 DEEDWARR
Recvd: 08/07/13 12:46 2 pgs
Fees:13.00 Taxes:647.50
20130807-0082860

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13060175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is:$175,000.00.

Coleen Newcomb
Affiant

Subscribed and sworn to before me, this30th day of July, 2013.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cara McKenna 5508 Fairhaven Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 161-10-0-B 109.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew W. Porter and spouse, Tiffany S. Porter** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cara McKenna**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 411, SECOND REVISION - PHASE SIX VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6900, Page 316, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew W. Porter and spouse, Tiffany S. Porter by Warranty Deed from Leah Massey, unmarried, recorded on the 9th day of June, 2006 in Instrument No. 20060609-0068714, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISION - PHASE SIX VILLAGES OF BRENTWOOD, as recorded in Plat Book 6900, Page(s) 316.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, Book 6398, Page 495, Book 7207, Page 251 and Book 8507, Page 831.

Charter of Homeowners Association recorded in Book 6158, Page 352, amended in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332 and Book 8152, Page 927.

This is improved property located at 5508 Fairhaven Dr Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of July, 2013.

Matthew W. Porter

Tiffany S. Porter

STATE OF TEXAS)
COUNTY OF GREGG)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew W. Porter and Tiffany S. Porter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2013.

Notary Public

My Commission Expires: 6-28-2014

CATHEY METCALF
Notary Public State of Texas
COMM. EXP. 6-28-2014