WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130076231 DEEDWARR
Recvd: 09/04/13 09:38 2 pgs
Fees: 13.00 Taxes: 888.00

20130904-0092925

R-VRES-13-309-101

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson W. Shields	Same as New Owner	
836 Overton Ct	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		160-15-0D-017.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOHN CHARLES PORTER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NELSON W. SHIELDS AND SHEILA A. SHIELDS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 17 OF ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE I, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING ST. MARTIN SQUARE AT SEVEN SPRINGS CONDOMINIUMS, PHASE I OF RECORD IN INSTRUMENT NUMBER 20060310-0028319, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JOHN CHARLES PORTER, UNMARRIED BY WARRANTY DEED FROM JUDIAH LUKE HOFFMAN, UNMARRIED OF RECORD AT INSTRUMENT NO. 20100204-0009125, DATED JANUARY 29, 2010 AND RECORDED ON FEBRUARY 04, 2010, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 4460, PAGE 186; INSTRUMENT NO. 20000713-0069320 AND INSTRUMENT NO. 20000122-0125520; INSTRUMENT NUMBER 20060310-0028319, SUPPLEMENTED IN INSTRUMENT NO. 20061109-0139692 , CORRECTED IN INSTRUMENT NO. 20080730-0077840 AND FURTHER AMENDED IN INSTRUMENT NO. 20090624-0058791; BOOK 4611, PAGE 682, AMENDED AND RESTATED IN INSTRUMENT 19991230-0308948; BOOK 4611, PAGE 674; BOOK 4611, PAGE 682 AND INSTRUMENT NO. 200007130-069415 AS AMENDED IN INSTRUMENT NO. 20000731-0075531, INSTRUMENT NO. 20000818-0081931, INSTRUMENT NO. 20010803-0082967 AS RATIFIED IN INSTRUMENT NO. 200110240-116171 AND FURTHER AMENDED IN INSTRUMENT NO. 200311070-163683; INSTRUMENT NUMBER 200108030-082968; INSTRUMENT NUMBER 200408160-098712, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

MEGAN L. PORTER, SPOUSE OF JOHN CHARLES PORTER, JOINS HEREIN TO CONVEY ANY AND ALL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 309 Seven Springs Way #101, Brentwood, Tennessee 37027
(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 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 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 26th day of August, 2013.

John Charles Porter

Megan L. Porter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Charles Porter and Megan L. Porter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903