BILL GARRETT, Davidson County
Trans:T20130081276 DEEDWARR
Recvd: 09/19/13 12:15 2 pgs
Fees:13.00 Taxes:425.50
20130919-0098791

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131098

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Send Tax Bills To:
New Owner

New Owner is:
Roderica Gross
3405 Anderson Road, #203
Antioch, TN 37013

MAP: 135-15-0A

PARCEL: 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Datya Porter, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Roderica Gross, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 3405 OLD (C2) Anderson Road, #203, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, a Horizontal Property Regime, of record in Book 11190, page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Datya Porter by Warranty Deed from LaVerne Fross (aka LaVern Fross) and wife, Iva Fross, dated 2/28/06 and recorded 3/3/06 in Instrument Number 20060303-0025080, Register's Office for Davidson County, Tennessee.

DP 9/6 AEF
Sellers Inits.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of September 2013, 2013.

GRANTOR:
Datya Porter by Yaacov Ginsberg Her Attorney IN FACT

Datya Porter by Yaacov Ginsberg her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Yaacov Ginsberg**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Datya Porter,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20130919 0098790, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 13th day of September, 2013.

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires: 5/3/16

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

SWORN TO and subscribed before me this 13th day of September, 2013.

WILSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
PAMELA A. HIRT

Notary Public

My Commission Expires: 10.5.2015