BILL GARRETT, Davidson County
Trans:T20130085946 DEEDWARR
Recvd: 10/04/13 10:14 3 pgs
Fees:18.00 Taxes:519.85
20131004-0104393

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

James William Porter, Jr.
3317 Long Blvd. #D7
Nashville, TN 37202

SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Ave South Ste 900
Nashville, TN 37201

Map/Parcel
104060F02700CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Lori Gail England, unmarried ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto James William Porter, Jr., unmarried ("Grantee"), his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> BEING all of Unit No. D7, Condominium Plat for Longview Apartments, according to plat and survey of same appearing of record in Plat Book 6200, page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description.
>
> BEING the same property conveyed to Lori Gail England, unmarried, by Warranty Deed dated September 28, 2009, of record in Instrument No. 20091002-0091526, Register's Office for Davidson County, Tennessee.
>
> Subject to restrictions of record in Master Deed Book 6290, page 125, amended in Book 6359, page 510, Book 6365, page 587, and Book 10215, page 25; Restrictive covenants of record in Book 182, page 36; Charter of Incorporation of Longview

Homeowners Association of record in Book 6303, page 129; easement for sewer purposes of record in Book 2270, page 206; and all matters of plat as record in Plat Book 6200, page 101, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulation, building restrictions and setback lines, easements and rights of way for public utilities.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same; and that the same is unencumbered except for the 2013 property taxes which have been prorated between the parties.

The undersigned further covenants and binds herself, her heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 2nd day of October, 2013.

"GRANTOR"

LORI GAIL ENGLAND

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, LORI GAIL ENGLAND, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 2nd day of October, 2013.

NOTARY PUBLIC

My commission expires: 6-21-15

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 2nd day of October, 2013.

NOTARY PUBLIC

My commission expires: 6-21-15