(1) Return to Bridgehouse Title

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

BILL GARRETT, Davidson County
Trans:T20140032044 DEEDWARR
Recvd: 05/08/14 13:36 2 pgs
Fees:13.00 Taxes:440.30
20140508-0039520

ADDRESS NEW OWNER:
Ian H. Porter
7556 W. Winchester Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

MAP/PARCEL:
151-10-0-A-15.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frankie Blair and wife, Carrie Blair,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Ian H. Porter, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being **Lot No. 15, Phase I, Villages of Long Hunter P.U.D.**, as shown by plat of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frankie Blair and wife, Carrie Blair by Warranty Deed from Peggy V. Wampler, unmarried, dated December 23, 2013, of record in Instrument #20131226-0129785, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **7556 W. Winchester Drive, Antioch, Tennessee 37013.**

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS this the **5th** day of **May, 2014.**

Frankie Blair

Carrie Blair

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frankie Blair and wife, Carrie Blair**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of May, 2014.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 6/19/2016

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is **$119,000.00.**

AFFIANT

Subscribed and sworn to before me on this 5th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017