File 25987-3
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045997 DEEDWARR
Recvd: 06/27/14 14:40 2 pgs
Fees:13.00 Taxes:1152.55
20140627-0056638

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$311,500.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2014.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert F. Leow **Olivia B. Leow**	**Jane L. Little**	**Map 103-09-0, Parcel 082.00**
820 Kendall Drive	Granger **846 ~~Granger~~ Circle**	
Nashville, TN 37209	**Dyersburg, TN 38024**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dennis S. Porr and Kimberly A. Ervin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert F. Leow and Olivia B. Leow, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee being Lot No. 74 on the Plan of Hillwood Estates, Section 6, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Dennis S. Porr and spouse, Kimberly A. Ervin, by Deed from Stephen L. Keeler and spouse, Judi H. Keeler, dated July 21, 1995, of record in Book 9740, page 362, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2133, Page 96, Register's Office for Davidson County, Tennessee;

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This instrument is being executed on behalf of Kimberly A. Ervin, pursuant to a Power of Attorney executed by same on the 2nd day of June, 2014, of record in Instrument No. 20140627-0056637 Register's Office for Davidson County, Tennessee.
This is improved (_X__) Unimproved (____) property, known as **820 Kendall Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **June, 2014.**

Dennis S Porr
Dennis S. Porr

Kimberly A. Ervin By Dennis S Porr
Kimberly A. Ervin
By Dennis S. Porr, Attorney-in-Fact ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Dennis S. Porr** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Dennis S. Porr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Kimberly A. Ervin**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kimberly A. Ervin for the purpose therein contained, by signing the name of Kimberly A. Ervin by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2014**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017