WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046597 DEEDWARR
Recvd: 07/01/14 08:41 2 pgs
Fees:13.00 Taxes:952.75

20140701-0057442

G-VRES-14-109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dennis S. Porr and Kimberly A. Ervin	**Same as New Owner**	
(NAME)	(NAME)	**141120D10900CO**
109 Morton Mill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **LINDA C. HOBDY, UNMARRIED F/K/A LINDA LEVY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DENNIS S. PORR AND KIMBERLY A. ERVIN, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot # 109 (and driveway serving said Lot) on the Plan of Morton Mill Estates, Third Revision, a Planned Unit Development, as of record in Plat Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed by Quitclaim Deed from Leon Levy to Linda Levy as recorded on the 28th day of February, 2007 in Instrument No. 20070228-0024523 and Warranty Deed from Clyde Johnson and wife, Audrey Johnson to Leon Levy and wife, Linda Levy as recorded on the 21st day of May, 1999 in Deed Book 11488, Page 280, in the Register's Office of Davidson County, Tennessee.

The said Linda Levy is now known as Linda C. Hobdy.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THIRD REVISION MORTON MILL ESTATES, as recorded in Plat Book 7900, Page(s) 561, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7546, Page 145, supplemented and amended in Book 7936, Page 704 and Book 8079, Page 804, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws of Morton Mill Estates Homeowners' Association, Inc. recorded in Book 7936, Page 709, Register's Office for Davidson County, Tennessee.
- Charter of Morton Mill Estates Homeowners' Association, Inc. recorded in Book 7414, Page 335, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance as to Common Area recorded in Book 7548, Page 963, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Morton Mill Circle, Nashville, Tennessee 37221**.

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 the 26th DAY OF JUNE, 2014.

Linda C. Hobdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA C. HOBDY, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212