WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063960 DEEDWARR
Recvd: 08/28/14 11:57 2 pgs
Fees:13.00 Taxes:471.75
20140828-0078708

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

My Commission Expires:
05-23-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Paul, an unmarried man	Same	064 13 0B 117.00
(NAME)	(NAME)	
4607 Conway Court		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Seven Thousand Five Hundred And No/100 Dollars ($127,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Vivian W. Porter, widowed,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Paul, an unmarried man**, 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. 8, Phase III, Revision Conway Court as of record in Book 7900 at Page 689, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same premises conveyed to Charles R. Porter and Vivian W. Porter, Husband and Wife by Warranty Deed from Buddy Dunn Contractors, LTD dated September 1, 1995 and recorded September 13, 1995 in Book 9794, Page 26, in said Register's Office for Davidson County, Tennessee. The said Charles W. Porter, having since died, leaving Vivian W. Porter, as sole tenant by its entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4607 Conway Court, Old Hickory, TN 37138

File Number: MTJ-141088

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 25th day of August, 2014.

Vivian W. Porter

Vivian W. Porter

STATE OF Tennessee

County OF Davidson

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Vivian W. Porter personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th of August, 2014.

Notary ~~Public~~

My Commission Expires: September 9, 2014

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9, 2014

File Number: MTJ-141088