BILL GARRETT, Davidson County
Trans:T20140087461 DEEDWARR
Recvd: 11/20/14 10:34 2 pgs
Fees:13.00 Taxes:547.60

20141120-0106970

JONATHAN TRISTON JA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S Porter 8821 Cressent Glen Ct Antioch TN 37013	FirstBank 318 Seaboard Ln #205 Franklin TN 37067	Map 182 06 0A Parcel 285.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Justin Rogers, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael S. Porter

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:

Being Lot No. 350, on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Justin Rogers by deed from Shapiro & Kirsch, LLP, dated August 12, 2014, of record in Instrument No 20140826-0077706, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Restrictive Covenants and By-Laws, and recorded Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee.
4) Property is subject to all matters affecting said premises as contained in Charter for Homeowner's Association, and recorded Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Stormwater Detention Agreement, and recorded Instrument No. 20010306-0021333 and 20040927-0116009, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Easement to United Telephone Company, and recorded Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee

This is ☐un ☒improved property known as: 8821 Cressent Glen Ct, Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, 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 hand(s) this 18th day of November, 2014.

Justin Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Rogers, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

PLEASE RETURN TO:
Tennessee Title & Escrow LLC
7105 Crossroad Blvd Suite 101
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027