BILL GARRETT, Davidson County
Trans:T20140094305 DEEDWARR
Recvd: 12/17/14 09:40 2 pgs
Fees:13.00 Taxes:1109.63
20141217-0115250

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
(CR)

The actual consideration or value, whichever is greater, for this transfer is 299,900.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2014.

Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CAROLINE E. WRIGHT **CHRISTOPHER W. FLEMING**	**WATERSTONE MORTGAGE CORP**	**P/O 07216022400**
2202 PORTER ROAD	**N25 W23255 PAUL ROAD**	
NASHVILLE, TN 37206	**PEWAUKEE, WI 53072**	

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 ACKNOWLEDGE, WE,

ROBERT N. MOORE, JR.

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

CAROLINE E. WRIGHT, A SINGLE WOMAN and CHRISTOPHER W. FLEMING, A SINGLE 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:

Being Unit A of the Porter Road Townhomes, a Horizontal Property Regime with Private Elements, as evidenced on Exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for Porter Road Townhomes, of record as Instrument No. 20140401-0026870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT N. MOORE, JR., BY WARRANTY DEED FROM JOSEPH KEATON BELL AND WIFE, LISA EILEEN BELL, DATED 01/31/2014 AND RECORDED ON 02/10/2014 IN INSTRUMENT NUMBER 20140210-0011241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOSEPH KEATON BELL AND WIFE, LISA EILEEN BELL, BY WARRANTY DEED FROM JEWELL T. REESE, UNMARRIED, DATED 05/24/2000 AND RECORDED ON 05/30/2000 IN INSTRUMENT NUMBER 20000530-0053552, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2202 PORTER ROAD, NASHVILLE, TN 37206.

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 in 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 11th day of December, 2014.

ROBERT N. MOORE, JR.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public of said County and State, ROBERT N. MOORE, JR., the within named Grantor(s), with whom I am personally acquainted (or 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 11th day of December, 2014.

Notary Public

My Commission Expires: 1-5-16

STATE OF TENNESSEE NOTARY PUBLIC CHERYL M. RODGERS COUNTY OF RUTHERFORD