BILL GARRETT, Davidson County
Trans:T20150009204 DEEDWARR
Recvd: 02/05/15 11:25 2 pgs
Fees:13.00 Taxes:351.13
20150205-0010960

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#14040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 94,900.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2015.

Notary Public

My commission expires: 3/28/15

STATE OF TENNESSEE NOTARY PUBLIC Sheila McCord Sumner County, TN

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:
COREY M. PORTER	**PEOPLES HOME EQUITY, INC.**	**108120A04300CO**
1328 QUAIL VALLEY RD	**5205 MARYLAND WAY, STE. 100**	
NASHVILLE, TN 37214	**BRENTWOOD, TN 37027**	

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,

JUSTIN DAVIS, AM MARRIED MAN.

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

COREY M. PORTER, AN UNMARRIED MAN AND DAVID W. PORTER, A MARRIED 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:

A CERTAIN CONDOMINIUM IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31, UNIT 43, ON THE CONDOMINIUM SITE PLAN, PHASE 7, LOTS 29-52 AND 80, SECTION FOUR, QUAIL VALLEY OF RECORD IN BOOK 5200, PAGE 522, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN DAVIS, BY WARRANTY DEED FROM DAVID DURRETT, DATED 09/09/2014 AND RECORDED ON 09/11/2014 IN INSTRUMENT NUMBER 20140911-0083234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SAID GRANTOR, HIS SPOUSE, HEIRS, NOR ASSIGNS.

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 1328 QUAIL VALLEY RD, NASHVILLE, TN 37214.

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 30th day of January, 2015.

JUSTIN DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JUSTIN DAVIS, 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 30th day of January, 2015.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016