Davidson County DEEDWARR
Recvd: 02/18/15 15:15 3 pgs
Fees:18.00 Taxes:1250.60
20150218-0014168

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of February, 2015, by and between John W Fawcett and Diane M Fawcett, husband and wife, party of the first part, and Joseph E Porter and Rebekah A Porter, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the Twenty-third Civil District of Davidson County, Tennessee, and located on the West margin of Fire Tower Road and East of Buffalo Road and being Tract 5 as shown on unrecorded plat of the Hilda Prescott property, performed by James Jeffers, Jr. RLS Tennessee Number 1270, of Jeffers Engineering dated June 13, 1987, and being more particularly described as follows:

Beginning on an iron pin located on the northerly margin of Fire Tower Road (which has a 50 foot wide utility and ingress and egress easement) and said pin being the Northeast corner of the herein described tract and the Southeast corner of Ashworth as evidenced in Deed Book 5480, Page 509 in the Register's Office of Davidson County, Tennessee (RODC), Thence;

Leaving said margin and along the centerline of Fire Tower Road and along the east line the herein described tract S 24-58-05 W distance of 525.00 feet to an iron pin, thence:

Leaving the centerline of said road and along the South line of the herein described Tract N 77-40 14 W a distance of 471.48 feet to an iron pin set in concrete in the East line of Whitfield as evidenced in Deed Book 5221, Page 895 (RODC), Thence,

Along the common line of Whitfield and the herein described Tract N 05-28-30 E a distance of 402.02 feet to an iron pin in the South line of Ashworth, Thence;

Along the common line of Whitfield and the herein described Tract S 87-49-05 E a distance of 644.51 feet to an iron pin, the beginning, containing 5.74 acres more or less according to a survey by James Jeffers Jr. RLS, Tenn. No. 1270 of Jeffers Engineering dated 6-13-87.

Being all or part of the same property conveyed to John W. Fawcett and Diane M. Ranaldi by virtue of that certain Warranty Deed dated August 3, 2006, at Instrument No. 20060804-0095712 in the amount of $331,500.00 in the Register's Office of Davidson County, Tennessee. Diane M Ranaldi married John W Fawcett and is now known as Diane M Fawcett.

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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and easements at Book 8668, Page 869, Book 8895, Page 855, Instrument No 20000320-0028390, Book 8917, Page 210 and Maintenance Agreement at Book 8917, Page 210; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John W Fawcett by Tonie Do Attorney In Fact
John W Fawcett, by Tonie Do, Attorney In Fact

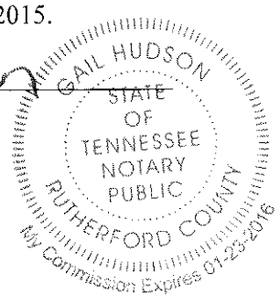
Diane M Fawcett by Tonie Do Attorney In Fact
Diane M Fawcett, By Tonie Do, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Tonie Do, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of John W Fawcett and acknowledged that she executed the same as the free act and deed of the said John W Fawcett.

WITNESS my hand and official seal at office this 13th day of February, 2015.

Notary Public



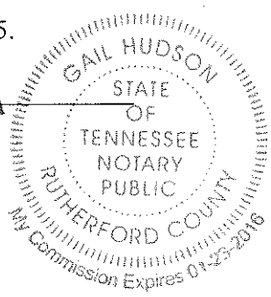
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared Tonie Do, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Diane M. Fawcett and acknowledged that she executed the same as the free act and deed of the said Diane M. Fawcett.

WITNESS my hand and official seal at office this 13th day of February, 2015.

Notary Public



My Commission Expires: _____

Property Owner & Address:	Joseph E Porter and Rebekah A Porter 6110 Fire Tower Road Nashville, TN 37221
Tax Parcel No	11300020000
Property Address:	6110 Fire Tower Road Nashville, TN 37221
MAIL TAX BILLS TO:	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129

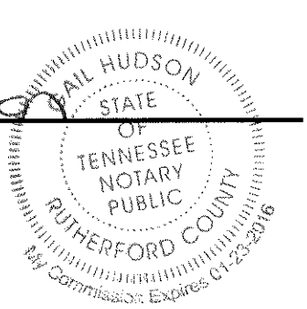
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $338,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2015.

Notary Public



My Commission Expires:_____

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.