| Davidson County | DEEDWARR |
|---|---|
| Recvd: 02/26/15 09:06 | 3 pgs |
| Fees:18.00 Taxes:717.80 | |
| 20150226-0016448 | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24th DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1006B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| Lauren Alisa Roark | Lauren Alisa Roark | 10502045000 |
| 1024 9th Ave South | 1055 Pine Street, Unit 134 | |
| Nashville, TN 37203 | Nashville, TN 37203 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**PATRICIA LOCKETT, ERIC PORTER, DEBORAH PORTER MEDLEY, JAMES PAGE, RODNEY PORTER, CHARLES PAGE, WILLIAM PAIGE, SR., EDWARD PORTER, GARY PORTER, JESSICA PORTER, JUSTIN PORTER, ASHLEY PORTER, AND KEARA PORTER**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**LAUREN ALISA ROARK, UNMARRIED**

HEREINAFTER CALLED THE GRANTEE(S), 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. 2 on the Plan of Section One Hundred, Edgehill Estates of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward Porter, Sr. and wife, Helen J. Porter by Warranty Deed from Metropolitan Development and Housing Agency formerly known as Nashville Housing Authority, of record in Book 5664, Page 817, Register's Office for Davidson County, Tennessee, dated October 7, 1980 and recorded on October 15, 1980.
The said Edward Porter , Sr. having pre-deceased Helen J. Porter, vesting title in Helen J. Porter as surviving tenant by the entirety.
The said Helen J. Porter having, since died intestate on October 9, 2009, her estate being probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 10P-664, her interest in said property being vested in Patricia Lockett, Deborah Porter Medley, James Page, Rodney Porter, John Page, Eric Porter, Charles Page, Vernon Porter, William Paige, Sr., Edward Porter and Gary Porter, all her children as the sole heirs at law.
John Page having since died intestate with no spouse or children, his interest passing to his siblings.
Vernon Porter having since died intestate, his interest passing to his children Jessica Porter and Justin Porter.
Rickey Lee Porter having pre-deceased his mother Helen J. Porter, with his interest passing to his children Ashley Porter and Keara Porter.

Being also known as 1024 9th Ave. South, Nashville, TN 37203

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as 1024 9th Ave South, Nashville, TN 37203

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 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 hand on the 24th day of February, 2015.

Patricia Lockett

Eric Porter

Deborah Porter Medley

Edward Porter

James Page

Gary Porter

Rodney Porter

Jessica Porter

Charles Page

Justin Porter

William ~~Page~~, Sr.

Ashley Porter

Paige

~~Kiera~~ Porter

Keara

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, PATRICIA LOCKETT, ERIC PORTER, DEBORAH PORTER MEDLEY, JAMES PAGE, RODNEY PORTER, CHARLES PAGE, WILLIAM ~~PAGE~~, SR.,* EDWARD PORTER, GARY PORTER, JESSICA PORTER, JUSTIN PORTER, ASHLEY PORTER, AND ~~KIERA~~ Keara PORTER the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of February, 2015.

* Paige

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**File #: 15-1006B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

# True Copy Certification

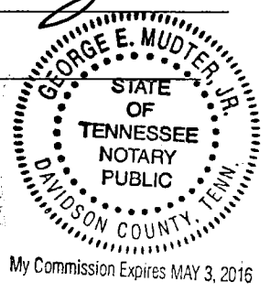
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:




My Commission Expires MAY 3, 2016