BILL GARRETT, Davidson County
Trans:T20150031186 DEEDWARR
Recvd: 04/24/15 10:37 2 pgs
Fees:13.00 Taxes:699.30
20150424-0036829

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of April, 2015, by and between Harold Porter, married, party of the first part, and Deven Bahadoorsingh, unmarried, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 315 ON THE PLAN OF LENOX VILLAGE, PHASE FIVE, OF RECORD AS INSTRUMENT NO. 20050120-0007427, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR MORE COMPLETE DETAILS OF SAID LOTS.

Being the same property conveyed to Harold Porter by virtue of that certain cash Deed dated June 30, 2011, at Instrument No. 20110714-0053849 in the Register's Office of Davidson County, Tennessee. Grantor warrants that this property is not his primary residence and has been used for investment purposes only.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 restrictions of record at 20050120-0007427, Easements of Record at Instrument No 20010918-0100849, 20010918-0100851, 20010103-0100851, 20010103-0000902, 20070103-0001284. 20070830-0104306, and 20080326-0030439; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his 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.

Harold Porter by Misun Porter Attorney In Fact

Harold Porter, by Misun Porter, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2015, before me personally appeared Misun Porter, 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 Harold Porter and acknowledged that she executed the same as the free act and deed of the said Harold Porter.

WITNESS my hand and official seal at office this 17th day of April, 2015.

Memorie White

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Deven Bahadoorsingh

Tax Parcel No 173090A38100CO

Property Address: 7003 Sunnywood Drive
Nashville, TN 37211

MAIL TAX
BILLS TO:

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 $189,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Deven Bahadoorsingh
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of April, 2015.

Notary Public

My Commission Expires: 12/27/17

