(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039907 DEEDWARR
Recvd: 05/22/15 09:54 2 pgs
Fees:13.00 Taxes:832.50
20150522-0047340

P-AVE-15-1649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald D. Porterfield, Jr.	**First Federal Bank**	
(NAME) **1649 Harpeth Run Drive**	(NAME) **601 Highway 46 S**	**126-16A-403.00CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Dickson, TN 37055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DAVID J. MICHAELS AND ANNA CLAIRE MICHAELS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD D. PORTERFIELD, JR., A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 536 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David J. Michaels and Anna Claire Michaels by Warranty deed from Kristin Ellis, formerly known as Kristin Martin of record in Instrument No. 20120510-0040659 Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 10, 2012.

This conveyance is subject to:
- Subject to all matters shown on Plan of record in Plat at Instrument No. 20050215-0016985;
- All matters shown on Plan of Newson Land in Book 1, Page 25, and Book 1, Page 121, Chancery Court of Davidson County, Tennessee;
- Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502;
- Easements and rights granted to Tennessee Electric Power Co. in Book 751, Page 375 and Book 787, Page 7;
- Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking in Book 4205, Page 194, and Book 4226, Page 715;
- Easements and rights of way granted to Tennessee Valley Authority in Grant Transmission Line Easement in Book 4257, Page 647;
- Easement granrted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District in Book 7526, Pages 315, 318 and 324;
- Declaration of Road & Utility Access Easement of record in Instrument No. 20010706-0072536;
- Stormwater Detention Agreement of record in Instrument Nos. 20010919-0101279, 20021119-0143687, 20040318-0030734 and 20040826-0103240;
- Landscape Agreement of record in Instrument No. 20010919-0101280;
- Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984;
- Agreement for Public Utilities Easement in Instrument No. 20040812-0097619;
- Quitclaim Deed, open space, in Instrument No. 20071220-0145869;
- HOA Charter of record in Instrument No. 20020425-0051371;
- Easement of record in Book 4230, Page 987;
- Easement Deed by Court Order of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1649 Harpeth Run Drive , Nashville, Tennessee 37221**.

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, 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 GRANTEE(S), 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 the 15th DAY OF MAY, 2015.

David J. Michaels by John Gleaves, Attorney-In-Fact

Anna Claire Michaels by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID J. MICHAELS, and who acknowledged he executed the same as the free act and deed of the said DAVID J. MICHAELS.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANNA CLAIRE MICHAELS, and who acknowledged he executed the same as the free act and deed of the said ANNA CLAIRE MICHAELS.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212