Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of June, 2015.

Notary Public

Commission Expiration: 1-5 2016

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Olivia Olmsted 4309 Valley Grove Drive Hermitage, TN 37076	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	08709000100

Davidson County DEEDWARR
Recvd: 07/01/15 08:25 3 pgs
Fees:18.00 Taxes:517.63
20150701-0063371

WARRANTY DEED

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 ACKNOWLEDGED, I, **Patricia J. Hayes Porter, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olivia Olmsted, single woman,** 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:

BEING Lot No. 99, Section 6, on The Plan of Valley Grove Subdivision of record in Plat Book 5200, Page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Patricia J. Hayes by deed from Federal National Mortgage Association dated 08/29/11 and recorded on 09/09/11 and filed of record in Instrument No. 20110909-0069936, said Register's Office.

James Douglas Porter, spouse of Grantor, join in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property. Durable Power of Attorney for James Douglas Porter filed of record in Instrument No. 20150609-0054053, said Register's Office.

Patricia J. Hayes Porter and Patricia Jean Hayes being one and the same person.

Tax Map and Parcel ID is as follows 08709000100

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4309 Valley Grove Drive, Hermitage, TN 37076

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 is unemcumbered, 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 this 18th day of June, 2015.

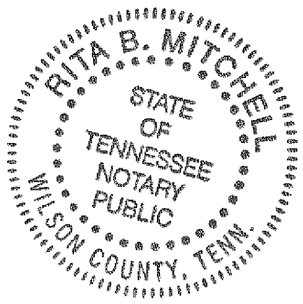
Patricia J. Hayes Porter
Patricia J. Hayes Porter

James Douglas Porter by Patricia Jean Hayes, Attorney in Fact
James Douglas Porter
By: Patricia Jean Hayes, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of June, 2015, before me personally appeared **Patricia J. Hayes Porter**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of June, 2015.

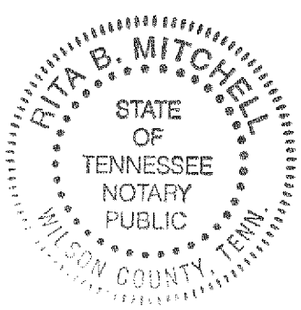


Rita B Mitchell
Notary Public
Commission Expiration: 1-5-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **18th day of June, 2015,** before me, appeared **Patricia Jean Hayes,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **James Douglas Porter**, and that said instrument was signed in behalf of the said **James Douglas Porter**, by herself as attorney-in-fact.

Witness my hand and official seal at office this 18th day of June, 2015.



Rita B Mitchell
Notary Public
My commission expires: 1-5-2016

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

