BILL GARRETT, Davidson County
Trans: T20150062783 DEEDWARR
Recvd: 07/30/15 14:50 3 pgs
Fees: 18.00 Taxes: 516.34
20150730-0075334

WARRANTY DEED

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,550.00

Brenda Huntsman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015

Kayla R Anderson
Notary Public

MY COMMISSION EXPIRES: 11/20/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suzanne Kaylor	Embrace Home Loans	163-16-0-C 101.00 CO
(NAME) 1813 Isabelle Lane	(NAME) PO Box 202028	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Florence, SC 29502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Meghan Porath and husband Luke Porath and Joseph A. Preisler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Suzanne Kaylor,** hereinafter called the GRANTEE, her 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. 101 on the Plan of Matlock, Phase 1 of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Meghan V. McLean by deed of record in Instrument 20131028-0112000, Register's Office for Davidson County, Tennessee. Meghan V. McLean and Meghan Porath being one and the same person.

Luke Porath executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is Improved ☑ property, known as 1813 Isabelle Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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/our hands this 24th day of July, 2015.

Meghan Porath

Luke Porath

Joseph A. Preisler

State of Wisconsin
County of Waukesha

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Meghan Porath and Luke Porath, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2015.

Notary Public
My Commission Expires: 7-26-2015

AMANDA L. WENNINGER NOTARY PUBLIC STATE OF WISCONSIN

State of _____ County of _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Preisler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of July, 2015.

Commission expires: _____

_____
Notary Public

File No.: 20473

Witness my/our hands this 24th day of July, 2015.

Meghan Porath

Luke Porath

Joseph A. Preisler

State of _____
County of _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Meghan Porath and Luke Porath, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this _____ day of July, 2015.

Notary Public
My Commission Expires: _____

State of NEBRASKA County of Douglas

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Joseph A. Preisler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Douglas County, Omaha, July, NEBRASKA, this 20 day of July, 2015.

Commission expires: 2-19-19

Julie Wilson
Notary Public

GENERAL NOTARY - State of Nebraska
JULIE WILSON
My Comm. Exp. February 19, 2019

File No.: 20473