Davidson County	DEEDWARR
Recvd: 08/03/15 11:39	2 pgs
Fees:13.00 Taxes:924.63	
20150803-0076346	

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074585**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,900.00 Affiant Subscribed and sworn to before me, this 31st day of July, 2015. Notary Public My Commission Expires: 3-25-18

WARRANTY DEED

Address New Owner: Josh Zettergren 7908 Harpeth View Dr Nashville TN 37221	Send Tax Bills To: Gateway Mortgage 6910 E 14th Street Tulsa OK 74112	Tax Information: Tax Parcel ID No. 142-13-0B-169.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Porter and Rachel Ann Porter, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Josh Zettergren, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Final Plat of First Revision Riverside, Phase 3 of record in Plat at Instrument No. 20010404-0032691, 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 Jesse Porter and Rachel Ann Porter, husband and wife by Warranty deed from Mia Monet Biggers n/k/a Mia Monet Suchovsky and Craig M. Suchovsky, Wife and Husband of record in Instrument No. 20140402-0027367 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 02, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Subject to all matters shown on the Plan of record as Instrument Number 20010404-0032691, Register's Office of Davidson County, Tennessee.

All matters shown on the Boundary Plat of record in Book 6900, pages 490, 491 and 492, as revised in Book 6900, page 784, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements and Restrictive Covenants for Riverside, of record in Book 7185, Page 619, amended in Book 7405, page 780, Book 8104, page 211, Book 11063, page 996, Book 8136, page 79, continued in Instrument No. 20091124-0108147 amended in Instrument No. 20040419-0044162 and Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Riverside Homeowners Association in Book 7829, page 703, Register's Office for Davidson County, Tennessee.

Easements in Book 6970, page 275, Book 6970, page 281, Book 6970, page 278, Book 6970, page 285, Book 7103, page 48, Book 6972, page 45, Book 7574, page 645, Book 7489, page 638, Book 7803, page 642 and Book 10482, page 708, Register's Office for Davidson County, Tennessee.

Agreement in Book 7400, page 645, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7908 Harpeth View Dr Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2015.

Jesse Porter

Rachel Ann Porter

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Porter and Rachel Ann Porter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-30-2018

Shelly M Smith