Davidson County	DEEDWARR
Recvd: 08/24/15 11:39	2 pgs
Fees:13.00 Taxes:961.63	
20150824-0085149	

NAT 1534716

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $259,900.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2015. Notary Public My commission expires:_____

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allan D. Douglas and Christine V. Douglas	Farmington Mtg, a division of Capstar Bank	**Map\Parcel: 181-01-0A-017.00-CO**
6900 Sunnywood Drive	2002 Richard Jones Rd.	
Nashville, TN 37211	Suite 300A Nashville, TN 37215	

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 ACKNOWLEDGE, WE,

Henrietta Porter, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allan D. Douglas and Christine V. Douglas, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, Sugar Valley, R20 Residential P.U.D., of record in Plat Book 9700, Pages 709 through 711, inclusive, 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 Henrietta Porter by Warranty deed from U.S. Bank, N.A. of record in Instrument No. 20110909-0070015 Register's Office for Davidson County, Tennessee, dated September 07, 2011 and recorded on September 09, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 9700, Page 709 through 711, inclusive and Book 9700, Page 374, Covenants, Conditions and Restrictions of record in Book 11069, Page 14, Instrument No. 20000523-0051637, Instrument No. 20000410-0035790, Instrument No. 20030706-0093637, Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201, and Instrument No. 20060322-0032693, Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument of record in Book 9487, Page 901 and Book 9343, Page 202, By-Laws of Sugar Valley of record in Book 11069, Page 24, Charter of Sugar Valley Homeowner's Association of record in Book 11069, Page 6, Quitclaim Deed for Common areas to Sugar Valley Homeowner's Association of record in Instrument Number 20000425-0041128, Right-Of-Way of record in Plat Book 421, Page 146, Ingress/Egress of record in Book 5674, Page 863, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **6900 Sunnywood Drive Nashville, TN 37211.**

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 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 hand this 21st day of August, 2015.

Henrietta Porter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Henrietta Porter the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2015.

Notary Public

My Commission Expires: March 13, 2019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

File #: **150229**
RECORD & RETURN TO:
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

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 09-24-2018

Shelly M Smith