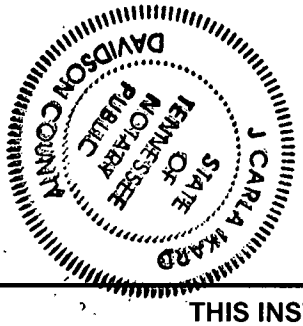
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-2-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle L. Meece	Mortgage Investors Group	114080A06500CO
(NAME)	(NAME)	
405 Saylor Court	8320 E Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150073384 DEEDWARR
Recvd: 08/28/15 14:56 2 pgs
Fees:13.00 Taxes:1069.30

20150828-0087559

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joseph Porter and wife, Rebekah Porter**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michelle L. Meece**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

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 65, Cedar Crest Subdivision, Phase II, as shown on plat of record in Plat Book 9700, Page 37, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Porter and wife, Rebekah Porter by Warranty Deed dated 07/18/2006 from John Gleaves and wife, Carrie Ann Gleaves of record in Instrument 20060726-0089844, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 9700, Page 37; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 7213, Page 973, Book 8424, Page 405; (3) Restrictions of record in Book 8440, Page 259, said Register's Office. By-Laws of record in Book 8480, Page 693; (4) Amendment Declaration of Covenants, Conditions and Restrictions of record in Book 10086, Page 772; (5) Amendment Declaration of Covenants, Conditions and Restrictions of record in Book 10174, Page 199; (6) Clarification of Covenants, Conditions and Restrictions of record in Instrument 20020823-0102246; (7) Stormwater Detention Agreement Easement of record in Book 7127, Page 767; (8) Charter of record in Book 8424, Page 180, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 405 Saylor Court, Nashville, TN 37209

(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 26th day of August, 2015.

Joseph Porter

Rebekah Porter

State of Tennessee
County of Williamson

Personally appeared before me Joseph Porter and Rebekah Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2015.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129