Prepared by:
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Attorney at Law
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September 2015.

Notary Public
My commission expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/01/15 16:19 2 pgs
Fees:13.00 Taxes:521.70
20151001-0100165

Address of New Owner:	Send Tax Bills to:	Tax Information
Wendy Miller	Owner at property address	173050A245.00
2005 Shaylin Loop		
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Heidi L. Toomsalu n/k/a Heidi L. Toomsalu Porter, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Wendy Miller, an unmarried woman hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 245 on the Plan of Barnes Crossing a Planned Unit Development according to plat and survey as shown on Exhibit A of Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in No. 20050805-0092480 and amended in No. 20051114-0136938 and 20071227-0147998 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more complete details of location and description of said lot

Being the same property conveyed to Heidi L. Toomsalu by deed from Ole South Properties, Inc of record in Instrument No. 20070924-0113864 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050721-0084791 and re-recorded in No. 20050805-0092480 and amended in No. 20051114-0136938 and 20071227-0147998 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 2005 Shaylin Loop, Antioch, Tennessee 37013

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Michael Porter joins in this conveyance to convey any marital interest that he may have.

WITNESS my hand this 25th day of September, 2015.

Heidi L. Toomsalu Porter

Heidi L. Toomsalu Porter

Michael Porter

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Midland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi L. Toomsalu Porter and Michael Porter, 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 official seal at Midland, ~~Tennessee~~ Texas, this 25th day of September, 2015.

Notary Public

JANET L CARTER
Notary Public, State of Texas
My Commission Expires
June 18, 2019

My Commission expires: 6/18/19

FILE NO: 09095

Certificate of Authenticity

I, Crystal Sarti, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-19

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY