WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 06.19.2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bradley Hauger	New owner	72-16-238
(NAME)	(NAME)	
1501 Corder Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152613

For and 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 acknowledged, I/we, Kenneth G. Porter, Jr. and wife, Beatrice J. Porter , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Bradley Hauger, a single man, 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. 14 on the Plan of Dugger Heights, as of record in Book 1424, page 102, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Corder Drive, at the corner of Lot Nos. 14 and 15; thence with the line between said two lots, easterly 173.95 feet to the westerly line of Lot No. 38 on said plan; thence southerly with the line between Lot No. 14 and Lots Nos. 38 and 39, 100 feet to the concrete monument set in the southerly margin of Sheridan Drive; thence with the northerly margin of said Drive, westerly 143.71 feet to another concrete monument, the beginning of a curve; thence around said curve, northwesterly 28.96 feet to a concrete monument the easterly margin of Corder Drive; thence with the easterly margin of same 68.57 feet to the beginning.

Being the same property conveyed to Kenneth G. Porter, Jr. and wife, Beatrice J. Porter by deed from W. J. Driver, as Administrator of Veterans' Affairs, dated April 6, 1965, of record in Book 3878, page 600, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1501 Corder Drive, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150106030 DEEDWARR
Recvd: 12/16/15 08:43 2 pgs
Fees:13.00 Taxes:858.40
20151216-0126223

Witness my hand this 11th day of December, 2015

Kenneth G. Porter, Jr.

Beatrice J. Porter

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth G. Porter, Jr. and wife, Beatrice J. Porter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th of December, 2015.

Notary Public
My Commission Expires: 7/3d/17

