BILL GARRETT, Davidson County
Trans:T20160002232 DEEDWARR
Recvd: 01/11/16 09:58 2 pgs
Fees:13.00 Taxes:373.70

20160111-0002443

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Mail to: **BANKERS TITLE** **2 Cadillac Drive** **Brentwood, Tennessee 37027**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$101,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **January 8, 2016.** Notary Public MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0548

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Bryan Ingram	Farmington	**108-12A-43CO**
(NAME) **1328 Quail Valley Road**	(NAME) Ste 300A 2002 Richard Jones Rd	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cory M. Porter (erroneously typed as Corey M. Porter), an unmarried man, and David W. Porter, a married man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Bryan Ingram and James Russell Bradford as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium in Davidson County, Tennessee, being Lot No. 31, Unit 43, on the condominium site plan, Phase 7, Lots 29-52 and 80, Section Four, Quail Valley of record in Book 5200, Page 522, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description .

Being the same property conveyed to Corey M. Porter, an unmarried man and David W. Porter, a married man, by Warranty Deed from Justin Davis, a married man, filed for record on February 5, 2015 at Instrument #20150205-0010960, Register's Office of Davidson County, Tennessee.

This property has never been the primary residence of David W. Porter or his spouse.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1328 Quail Valley Road, Nashville, TN 37214**
(House Number) (Street) (City, State) (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), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **January, 2016**.

Cory M. Porter

David W. Porter

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Cory M. Porter and David W. Porter**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **8th** day of **January, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY