Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0175

BILL GARRETT, Davidson County
Trans:T20160019801 DEEDWARR
Recvd: 03/10/16 13:49 2 pgs
Fees:13.00 Taxes:423.65
20160310-0023113

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF Mar 2016

Notary Public
Commission Expires: 1-13-20

CHRISTOPHER MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nancy F. Foley 420 Elyisan Fields Road Unit B7 Nashville, TN 37211	NEW OWNER	133-14-0A-026.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Luke Remington Porter, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy F. Foley, unmarried and Michael P. Foley, unmarried

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-7 of The Village at Grassmere f/k/a Oakcrest Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, Page 960, as amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, and as amended and restated in Instrument No. 20070301-0025595, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Oakcrest Condominium, as shown on plat of record in Plat Book 5200, Page 413, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Luke Remmington (correctly spelled Remington) Porter, by Quitclaim Deed from Luke Remmington (correctly spelled Remington) Porter and Cordia Harrington, dated 8/11/15 and recorded 8/14/15 in Instrument No. 20150814-0081730, and corrected by Scrivener's Affidavit, correcting Grantor's and Grantee's name to Luke Remington Porter, recorded 8/19/15 in Instrument No. 20150819-0083656, in the Register's Office of Davidson County, Tennessee.

Christin, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Luke Remington Porter.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 420 Elyisan Fields Road Unit B7, 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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4 day of March, 2016.

Luke Remington Porter

Christin Porter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Luke Remington Porter and Christin Porter
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4 day of March, 2016.

Notary Public
My Commission Expires: 1-13-16

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)