WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043876 DEEDWARR
Recvd: 05/25/16 09:31 2 pgs
Fees:13.00 Taxes:1439.30
20160525-0052362

O-VRES-16-716-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron O. Porter and Allison S. Porter	**Pinnacle Bank**	
(NAME)	(NAME)	
716 Briksberry Court	**P.O. Box 331678**	**128-03-0B-032.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-1225	**Murfreesboro, TN 37133**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CRAIG E. PLATTNER AND RAELYNN Z. PLATTNER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON O. PORTER AND ALLISON S. PORTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 No. 32 on the Plan of Final Plat of Section Two, Williamsport Subdivision, a Residential Planned Unit Development of record in Plat Book 9700, Page 705, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Craig E. Plattner and Raelynn Z. Plattner, husband and wife by Warranty deed from Barry Construction Co., a Tennessee Corporation of record in Instrument No. 20000830-0085852 Register's Office for Davidson County, Tennessee, dated August 30, 2000 and recorded on August 30, 2000.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20160525-0052360 & 20160525-0052361

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 705, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9144, Page 703, Register's Office for Davidson County, Tennessee;
- Homeowners' Association Charter of record in Book 9144, Page 697, in the Register's Office for Davidson County, Tennessee;
- Easement for Harpeth Valley Utilities of record in Book 5258, Page 267, Book 8626, Page 836, and In Instrument No. 20040511-0053728, in the Register's Office for Davidson County, Tennessee;
- Deed and Agreed Order of Possession / Easement between Williamsport Home Owners Association and Harpeth Valley Utilities District of record in Instrument Number 20080409-0035856, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **716 Briksberry Court, Nashville, Tennessee 37221-1225**.

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; 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 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 my/our hand(s) this the 19th DAY OF MAY, 2016.

Craig E. Plattner by Loy Carney, Attorney In Fact

Craig E. Plattner by Loy Carney, Attorney In Fact

Raelynn Z. Plattner by Loy Carney, Attorney In Fact

Raelynn Z. Plattner by Loy Carney, Attorney In Fact

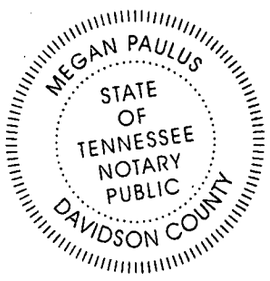
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CRAIG E. PLATTNER AND RAELYNN Z. PLATTNER, and who acknowledged he/she/they executed the same as the free act and deed of the said CRAIG E. PLATTNER AND RAELYNN Z. PLATTNER.

Witness my hand and official seal, this the 19th of May, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212