WARRANTY DEED

BM16-3201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamal Saba	New Owner (NAME)	
3201 Brookview Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7364		180-04-0B-157.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICHOLAS RAY PORCO, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAMAL SABA, A MARRIED MAN, hereinafter called the Grantee(s), their heirs 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. 69 on the Plan of Final Plat of Brookview Forest, Phase V of record in Plat at Instrument No. 20090309-0021109, 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 Nicholas Ray Porco, an unmarried man by Warranty deed from Drees premier Homes, Inc., an Ohio corporation of record in Instrument No. 20120927-0087859 Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on September 27, 2012.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20090309-0021109, Instrument Number 20030829-0125803, amended in Instrument No. 20050505-0050962, Instrument Number 20030918-0138293, Book 8404, Page 676, Book 4276, Page 715, as re-recorded in Book 4404, Page 947, Book 4428, Page 138, amended in Book 4479, Page 448, Instrument Number 20111117-0090032, Instrument Number 20060104-0001198, Instrument Number 20070323-0035374, Register's Office for Davidson County, Tennessee.

Rachel Porco joins in conveying any and all interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 3201 Brookview Forest Drive , Nashville, Tennessee 37211-7364
(House Number) (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 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.

BILL GARRETT, Davidson County
Trans: T20160061372 DEEDWARR
Recvd: 07/18/16 11:24 2 pgs
Fees: 13.00 Taxes: 1221.00
20160718-0073455

Witness my/our hand(s) this 15th day of July, 2016.

Nicholas Ray Porco

Rachel Porco

STATE OF Tennessee
COUNTY OF Davidson

On this the 15 day of July, 2016, before me personally appeared Nicholas Ray Porco and Rachel Porco to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15 day of July, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959