WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067426 DEEDWARR
Recvd: 08/04/16 13:58 2 pgs
Fees:13.00 Taxes:4347.50
20160804-0080988

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,175,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of August, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 8, 2018

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mercer Borden, IV **Jennifer Borden**	SAME	**Map 131-16-0 Parcel 029.00**
1143 Gateway Lane		
Nashville, Tennessee 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Porch Scruggs, Successor Trustee of the Ann Harris Bishop Revocable Trust U/A/D October 23, 1996, amended December 27, 2010 and Elizabeth Porch Scruggs, Executor of the Estate of Ann Harris Bishop

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mercer Borden, IV and Jennifer Borden, husband and wife

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. 6 of Block "A" on the Map of Lealand Manor, as of record in Book 974, Page 74, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Phillip P. Porch, Jr. and wife, Ann Harris Porch by Deed dated July 19, 1967 from Ida O. Carpenter of record in Book 4153, Page 256, said Register's Office for Davidson County, Tennessee. The said Phillip P. Porch Jr. and Ann Harris Porch parties later divorced in a proceeding evidenced by instrument of record in Docket No. 95260, Circuit Court for said county. The said property was further conveyed to Ann Harris Porch, unmarried by Quitclaim Deed dated April 16, 1980 from Phillip P. Porch, Jr. of record in Book 5604, Page 299, and further conveyed to The Ann Harris Bishop Living Trust (the "Trust") by Quitclaim Deed dated October 30, 1996 from Ann Harris Bishop of record in Book 10252, Page 718, said Register's Office. Ann Harris Bishop was the Trustee of the Trust. Ann Harris Bishop died April 30, 2015 and Elizabeth Porch Scruggs was installed as the Successor Trustee. Pursuant to the provisions said Will, property owned by Ann Harris Bishop is required to be administered as part of the probate estate, subject to the dominion and control of the Executor. Pursuant to said authority, the Executor joins in to convey all rights, title, and interest it may have in the property.

Ann Harris Porch and Ann Harris Bishop were one and the same person.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 974, Page 74, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **1143 Gateway Lane, Nashville, Tennessee 37220**

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 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 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 **2nd** day of **August, 2016.**

Elizabeth Porch Scruggs, Executor

Elizabeth Porch Scruggs, Executor of the Estate of Ann Harris Bishop

Elizabeth Porch Scruggs, Trustee

Elizabeth Porch Scruggs, Successor Trustee of the Ann Harris Bishop Revocable Trust U/A/D October 23, 1996, amended December 27, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Porch Scruggs, Executor of the Estate of Ann Harris Bishop,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **August, 2016.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Porch Scruggs, Successor Trustee of the Ann Harris Bishop Revocable Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **August, 2016.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017