WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/16 08:34 2 pgs
Fees:13.00 Taxes:2756.50
20160831-0091122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $745,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF AUGUST, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-6-2020

DARBY N BENSEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8405 NEAL JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Sherri L. Neal	New Owner	104140G00200CO
18 Westlake, Drive		
Nashville, TN 37205		

FOR AND 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,

JOHN F. PORTERFIELD, REVOCABLE T/U/A, SULLIVAN F. MARSDEN, TRUSTEE

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

SHERRI L. NEAL AND MARVIN NEAL,
Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 41 Erwin Court AKA 18 Westlake, Drive (corner Lot), Nashville, TN 37205

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/or 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/or 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 its hand on the 25th day of August, 2016.

John F. Porterfield, Revocable T/U/A

BY: Sullivan F. Marsden, Trustee
Sullivan F. Marsden, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Sullivan F. Marsden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of JOHN F. PORTERFIELD, REVOCABLE T/U/A, the within named barganor, a TRUST, and that Sullivan F. Marsden, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said TRUST for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of August, 2016.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Lot 48 on the Revised Plan of Whitworth, Phase I, as shown on plat of record in Plat Book 7900, Pages 140-144, in the Register's Office for Davidson County, Tennessee to which plat reference is made for a more particular description.

Being the same property conveyed by Quitclaim Deed from John F. Porterfield Revocable T/U/A, Union Bank, Trustee to John F. Porterfield Revocable T/U/A, Sullivan F. Marsden, Trustee, as recorded on the 24th day of February, 2015 in Instrument No. 20150224-0015664; Quitclaim Deed from Mary Virginia Porterfield, Trustee to John F. Porterfield Revocable T/U/A, Union Bank, Trustee, as recorded on the 6th day of January, 2003 in Instrument No. 20030106-0001866; Quitclaim Deed from Mary Virginia Porterfield, Trustee to Mary Virginia Porterfield, Trustee, as recorded on the 30th day of July, 1992 in Deed Book 8687, Page 811 and Special Warranty Deed from Stouffer Tower Partners, a Tennessee general partnership to Mary Virginia Porterfield, Trustee with full power to convey without joinder of any beneficiary, as recorded on the 10th day of December, 1991 in Deed Book 8505, Page 254, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF WHITWORTH, PHASE I, as recorded in Plat Book 6900, Page(s) 838 - 841 (Boundary Plat) and Plat Book 7900, Pages 140-144, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, Book 8282, Page 45, Book 8830, Page 249, Book 9778, Page 27 and Instrument No. 20100615-0046543 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument Nos. 20020812-0097386 and 20100615-0046543.

f. Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691 and Book 8283, Page 523.

g. Easement for Sewer, recorded in Book 3467, Page 194 and Book 3505, Page 338.

h. Easement for Water Mains, recorded in Book 7868, Page 959.

i. Dedication of common area to Whitworth Homeowners Association recorded in Book 9778, Pages 29 and 32.

j. Deed of Conveyance of Sewer Lines recorded in Book 8486, Page 311 and Book 8486, Page 315.

k. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

l. Property taxes for the current year.

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019