Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 12/07/16 12:10 2 pgs
Fees:13.00 Taxes:563.33
20161207-0128507

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of December, 2016, by and between Kenya Grant, a single woman, party of the first part, and Jeannette Porter, , a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit No. 46 (Erroneously referred to as Lot No. 46 in prior deed) on the plan of A Horizontal Property Regime (Private Element) Phase 2 Smith Springs Town homes of record in Instrument #20000828-0084429, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Kenya Grant by virtue of that certain Special/Limited Warranty Deed dated May 12, 2011, and being of record at Instrument No. 20110617-0046505 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kenya Grant

STATE OF GEORGIA
COUNTY OF DEKALB

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kenya Grant , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of December, 2016.

Notary Public

My Commission Expires: June 2, 2019

SHIRLEYANN A. RAMBAC NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES JUNE 2, 2019

Property Owner & Address: Jeannette Porter

3401 Anderson Road, Unit 46
Nashville, TN 37013

Tax Parcel No 136150B04600CO

Property Address: 3401 Anderson Rd. Unit 46
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Property Address

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $152,250.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashlee Page
AFFIANT

SUBSCRIBED AND SWORN TO before me this 2nd day of December, 2016.

Notary Public

My Commission Expires: 9-25-2019

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

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 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