Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0613

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

KCM

Affiant

BILL GARRETT, Davidson County
Trans: T20170034386 DEEDWARR
Recvd: 04/24/17 14:21 2 pgs
Fees: 13.00 Taxes: 943.50
20170424-0040037

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of April, 2017

Notary Public
Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adam Porter 5048 Meta Drive Nashville, TN 37211-5722	New Owner	161-02-0-164.00

WARRANTY DEED

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

Jeremy Pharr and wife, Rebekah E. Pharr

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elisabeth Kate Porter and John Adam Porter, wife and husband

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. 56 on the Plan of Section Two, McMurray Place of record in Plat Book 5200, Page 440, 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 Jeremy Pharr and wife, Rebekah E. Pharr by Warranty deed from Tara Layton, f/k/a Tara T. Pharr, married, and Phill S. Pharr and wife, Sharon Pharr of record in Instrument No. 20050928-0116765 Register's Office for Davidson County, Tennessee, dated September 27, 2005 and recorded on September 28, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5048 Meta Drive, Nashville, TN 37211-5722.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of April, 2017.

Jeremy Pharr by Rebekah E. Pharr, attorney in fact
Jeremy Pharr by Rebekah E. Pharr, as Attorney in Fact

Rebekah E. Pharr

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebekah E. Pharr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of April, 2017.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 21st day of April, 2017, before me personally appeared Rebekah E. Pharr to me known to be the person who executed the foregoing instrument on behalf of Jeremy Pharr, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Jeremy Pharr.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of April, 2017

Notary Public

Commission Expires:
1/13/20

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY