17-0112

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170036838 DEEDWARR
Recvd: 05/02/17 09:51 2 pgs
Fees:13.00 Taxes:1390.83
20170502-0042927

W & I Ref: (DM) Title No.: 58912
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Derek Porter Ann Green 505 Lemont Drive Nashville, TN 37216	Pinnacle Bank 150 3rd Avenue S., Ste. 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 06105001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul Brian Aponte, II, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Derek Porter and Ann Green, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County Tennessee, being Lot No. 312 on the Plan of Gra-Mar Acres Section II of record in Book 2663, page 113, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Brian Aponte, II by Special Warranty deed from HSBC Bank, USA, National Association as Trustee for MASTR Reperforming Loan Trust 2005-2, dated July 21, 2016 and recorded on August 30, 2016 of record in Instrument No. 20160830-0090817, Register's Office for Davidson County, Tennessee.

Amy Aponte, spouse of Paul Brian Aponte, II, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 113, said Register's Office, which Plan shows a 90, foot minimum building setback line from Lemont Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 505 Lemont Drive, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 2017.

Paul Brian Aponte, II

Amy Aponte

State of Tennessee

County of Davidson

On this 28th day of April, 2017, before me the undersigned authority, personally appeared Paul Brian Aponte, II and Amy Aponte, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $375,900.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2017.

Notary

My Commission Expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:
9-6-20