BOX 10-B

BILL GARRETT, Davidson County
Trans: T20170042843 DEEDWARR
Recvd: 05/19/17 12:06 2 pgs
Fees: 13.00 Taxes: 703.00
20170519-0049979

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Fred M. Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MAY, 2017.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED M. PORTER	**SAME**	**090-08-0-192.00**
(NAME) **5215 KENTUCKY AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, EDDIE LEE PORTER, III, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRED M. PORTER,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 9 on the Plan of Jameswood, of record in Plat Book 3842, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDDIE PORTER, UNMARRIED, by deed from EVA M. SMITH, of record in Instrument No. 20070411-0043282, dated April 3, 2007, said Register's Office. Being further conveyed to EDDIE LEE PORTER, III and wife, LORA PORTER by deed from EDDIE PORTER, UNMARRIED, of record in Instrument No. 20070619-0073016, dated June 12, 2007, said Register's Office. Lora (Ladd) Porter conveyed her interest in the subject property to Eddie Lee Porter, III, an unmarried person, by Quitclaim Deed dated January 31, 2011, of record in Instrument No. 20110208-0011088, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 3842, Page 162; Restrictive Covenants of record in Book 4192, page 516; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **745 CROLEY DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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; 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 hand this 18 day of May, 2017.

Eddie Lee Porter III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Eddie Lee Porter III**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of May, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public