WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047958 DEEDWARR
Recvd: 06/06/17 10:53 2 pgs
Fees:13.00 Taxes:729.83

20170606-0056424

O-CH-17-9003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,252.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID ELLSWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason T. Porter and Kelly R. Porter	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	**168-00-0-242.00**
9003 Hester Beasley Road	**1199 South Beltline Road, Suite 110**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4902	**Coppell, TX 75019**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN DIORIO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON T. PORTER AND KELLY R. PORTER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Lonnie Howell Heirs property as recorded in Deed Book 1102, page 286, Deed Book 5723, page 678, and Deed Book 7896, page 858, bounded on the South by Hester Beasley Road, West by Tracts A, H, E and a 50 feet easement road, North by Tract E, East by Tract F, and being referred to for the purposes of this Deed as Tract B and more particularly described as follows:

Beginning at an iron rod on the Northerly margin of Hester Beasley Road at the Southeast corner of the tract herein described, said iron lying 195.00 feet Southwest along the road from an iron rod at the Southeast corner of the Howell heirs property, said being the Southwest corner of Yazidan as recorded in Deed Book 8709, page 458; thence along the margin of the road South 65 degrees 10' West 163.00 feet to an iron rod at the Southeast corner of a 50-foot easement; thence, leaving the road along a new division line with Tract A North 18 degrees 38' 40" West 488.85 feet to a spike in the center of the aforementioned 50-foot easement; thence continuing along new division lines with the center of the 50-foot easement, same being the Easterly line of Tract H North 13 degrees 00' East 226.50 feet; North 08 degrees 25' East 175.00 feet; North 03 degrees 00' East 109.00 feet; continuing along the center of the easement and tract B North 01 degrees 00' West 200.00 feet to a spike; thence, continuing along a new division line with Tract E North 87 degrees 56' East passing through an iron rod at 25.00 feet, in all 126.00 feet to an iron rod; thence, continuing along a new division line with Tract F South 05 degrees 09' 35" East 1106.40 feet to the beginning, subject to the Easterly 25 feet of a 50-foot ingress-egress easement along the Westerly boundary with Tracts H and E, and served by the same 50-foot easement as it passes through Tract A to Hester Beasley Road, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002, Said property is also subject to an existing ingress-Egress Easement more particularly described as follows:

Being a 50- feet ingress-egress easement serving Tracts A, B, C, D, E, G and H of the Lonie Howell heirs property to Hester Beasley Road, the centerline of which is more particularly described as follows:

Beginning at a point on the Northerly margin of Hester Beasley Road lying South 63 degrees 30' West 26.36 feet from an iron rod at the Southeast corner of Tract A and the Southwest corner of Tract B; thence, Passing through tract A North 45 degrees 00' West 186.95 feet; with a curve to the right having a radius of 189.86 feet, length of 205.45 feet, and chord of North 14 degrees 00' West 195.57 feet; North 17 degrees 00' East 160.00 feet to a spike at the Northeast corner of Tract A; thence, Along the Westerly line of Tract B, same being the Easterly line of Tract H North 13 degrees 00' East 226.50 feet; North 08 degrees 25' East 175.00 feet; North 03 degrees 00' East 109.00 feet to a spike at the Northeast corner of Tract H; thence, Continuing along the Westerly line of Tract B, same being the Easterly line of Tract E North 01 degrees 00' West 200.00 feet to a spike at the Northwest corner of Tract B; thence Passing through Tract E North 02 degrees 27' East North 02 degrees 27' East 133.10 feet to a spike on the Southerly line of Tract D; thence continuing along the Southerly margin of the easement herein described, same being the Southerly line of Tract D and Northerly line of Tract E, North 87 degrees 56' 30" East passing through an iron rod at 25.0 feet, in all 126.00 feet to an iron rod, North 39 degrees 24' 15" East 291.06 feet to an iron rod at the Southwest

in all 126.00 feet to an iron rod, North 39 degrees 24' 15" East 291.06 feet to an iron rod at the Southwest corner of Tract G, said easement lying 50 feet North of and adjacent to these two line, extending to the Westerly boundary of Tract G, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.

Being the same property conveyed to Richard E. Ewalt and Laura Ewalt, as husband and wife by Warranty Deed from Susan Diorio, married of record in Instrument No. 20161201-0126109 Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on December 1, 2016.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- A 50' Ingress/Egress Easement of record in Instrument Number 20030903-0127452, Instrument No. 20060322-0033003 and Instrument No. 20060724-0088846, in the Register's Office for Davidson County, Tennessee;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9003 Hester Beasley Road, Nashville, Tennessee 37221-4902**.

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 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 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/our hand(s) this the 1st DAY OF JUNE, 2017.

Susan Diorio

Susan Diorio

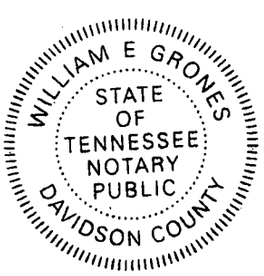
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of June, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212