Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRES-17-704

BILL GARRETT, Davidson County
Trans:T20170073089 DEEDWARR
Recvd: 08/23/17 10:20 2 pgs
Fees:13.00 Taxes:610.13
20170823-0086496

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0255M

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August, 2017

Notary Public
Commission Expires: 3/23/21

MELODY P. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brenna R. Evans 704 Oakdell Avenue and 324 Neely's Bend Road Madison, TN 37115	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	TRACT 1: 052-01-0-233.00 TRACT 2: 052-01-0-330.00

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,

Sharalou Porter

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

Brenna R. Evans and Christopher M. Spellum, both unmarried as tenants in Common with Rights of Survivorship

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, described as follows, to-wit:

TRACT ONE: Being part of Lot No. 22 and part of the east half of Lot No. 21 of Block "A" on the Map of the Resubdivision of Power and Roth Subdivision which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the southwesterly margin of Oakdell Avenue, said point being 100 feet, more or less, southeasterly of the south margin of Neely's Bend Road; thence along said margin of Oakdell Avenue, South 48 degrees 00 minutes 00 seconds East, 98.2 feet to a point; thence, continuing with said margin South 1 degree 42 minutes 00 seconds West 121.3 feet to an iron pin; thence, leaving said margin with the southerly line of Lots 21 and 22 and the northerly line of Lot No. 18, North 88 degrees 00 minutes, 00 seconds West, 74.9 feet to an iron pin; thence, with a line down the center of Lot No. 21, North 1 degree 42 minutes 00 seconds East, 184.44 feet to the point of beginning.

TRACT TWO: This described tract also being part of Lot No. 22 and part of the east half of Lot No. 21 and being the west half of the part of Oakdell Avenue which is now closed on Block "A" on the Map of the Resubdivision of Power and Roth Subdivision, which is a part of Madison Park Subdivision of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee, and is described as follows:

Beginning at a point in the southerly margin of Neely's Bend Road and the north easterly margin of Oakdell Avenue, thence, along the said southerly margin of Neely's Bend Road, South 88 degrees 00 minutes 00 seconds East, 99.9 feet to a point in the centerline of the part of Oakdell Avenue which is now closed; thence, with said centerline, South 1 degree 42 minutes 00 seconds West, 84.2 feet to a point in the northeasterly margin of Oakdell Avenue; thence, along said margin North 48 degrees 00 minutes 00 seconds West, 131.00 feet to the point of beginning.

BEING the same property conveyed to Sharalou Porter by Warranty Deed from Sean D. Miller, dated 12/23/13 and recorded 12/26/13 in Instrument No. 20131226-0129630, Register's Office for

Davidson County, Tennessee. Power of Attorney for Sean D. Miller of record in Instrument No. 20131226-0129629, said Register's Office.

Subject property is not now, nor ever has been the primary residence of the Grantor, Grantor's spouse, or dependents, as defined by statute.

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: 704 Oakdell Avenue, Madison, TN 37115 and
324 Neely's Bend Road, Madison, TN 37115

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 18th day of August, 2017.

Sharalou Porter

Sharalou Porter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sharalou Porter** 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 Murfreesboro, Tennessee this 18th day of August, 2017.

Notary Public
My Commission Expires: 3/23/21

(Notary Seal)

