Return to: Bridgehouse title

(1)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 4258 **DEEDWARR**
09/25/2017 04:07:30 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20170925-0098163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $445,000.00.

Affiant

Subscribed and sworn before me this the 21st day of September, 2017.

Notary Public
My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Rosman 6110 Fire Tower Rd Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Rd, Ste. 300A Nashville, TN 37215	113-00-0 200.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH E. PORTER AND REBEKAH A. PORTER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN ROSMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the Twenty-third Civil District of Davidson County, Tennessee, and located on the West margin of Fire Tower Road and East of Buffalo Road and being Tract 5 as shown on the unrecorded plat of the Hilda Prescott property, performed by James Jeffers, Jr. RLS Tennessee Number 1270, of Jeffers Engineering dated June 13, 1987, and being more particularly described as follows:

Beginning on an iron pin located on the northerly margin of Fire Tower Road (which has a 50 foot wide utility and ingress and egress easement) and said pin being the Northeast corner of the herein described tract and the Southeast corner of Ashworth as evidenced in Deed Book 5480, Page 509 in the Register's Office of Davidson County, Tennessee (RODC), Thence;

Leaving said margin and along the centerline of Fire Tower Road and along the east line the herein described tract S 24-58-05 W distance of 525.00 feet to an iron pin, thence;

Leaving the centerline of said road and along the South line of the herein described Tract N 77-40-14 W a distance of 471.48 feet to an iron pin set in concrete in the East line of Whitfield as evidenced in Deed Book 5221, Page 895 (RODC), Thence;

Along the common line of Whitfield and the herein described Tract N 05-28-30 E a distance of 402.02 feet to an iron pin in the South line of Ashworth, Thence;

Along the common line of Whitfield and the herein described Tract S 87-49-05 E a distance of 644.51 feet to an iron pin, the beginning, containing 5.74 acres more or less according to a survey by James Jeffers Jr. RLS, Tenn. No. 1270 of Jeffers Engineering dated 6-13-87.

Being the same property conveyed to Joseph E. Porter and Rebekah A. Porter, husband and wife, by deed from John W. Fawcett and Diane M. Fawcett, husband and wife, dated 02/13/2015, of record in Instrument No. 20150218-0014168, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6110 Fire Tower Rd, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21st day of September, 2017.

Joseph E. Porter

Rebekah A. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph E. Porter and Rebekah A. Porter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2017.

My commission expires: 9-10-2018

Notary Public

