WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

File # 12687

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hey, Porter LLC, a Tennessee Limited Liability Company	NEW OWNER	08303002000
(NAME)	(NAME)	
P.O. Box 120693 (ADDRESS)	(ADDRESS)	
Nashville TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Catherine Y. Brockenborough,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hey, Porter LLC, a Tennessee Limited Liability Company,** 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:

Being Lot No. 1 on the Map of C.H. Waller's Subdivision of Lots Nos. 42 and 43 on the Plan of Brownsville of record in Book 547, Page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 109.0 feet on the westerly side of Porter Road and runs back 265.0 feet on the northerly line and 244.0 feet on the southerly line with the northerly line of Creighton Street to a dead line on which is measures 101.0 feet, more or less.

INCLUDED in the above description but EXCLUDED from this conveyance is the following described land:

Beginning at the southwest corner of Lot No, 1 on the Map of C.H. Waller's Subdivision of Lots Nos. 42 and 43 on the Plan of Brownsville as of record in Book 547, Page 163, Register's Office for Davidson County, Tennessee, and proceeding in an easterly direction along the northern border of Creighton Street, being also a southern border of said Lot No. 1, 17.0 feet to a point; thence in a northerly direction parallel to the western border of said Lot No. 1, 101.0 feet more or less, to a point in the northern border of said Lot No. 1; thence in a westerly direction along the northern border of said Lot No. 1, 17.0 feet to a point; being the northwest corner of said Lot No. 1; thence in a southerly direction along the entire length of the western border of said Lot No. 1, 101.0 feet, more or less, to the point of beginning.

Being the same property previously conveyed to Catherine Y. Brockenborough, unmarried, by Warranty Deed from Shannon Owens, of record in Instrument No. 20020815-0099033, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Bill Garrett Davidson County
Batch# 29613 **DEEDWARR**
11/27/2017 10:35:04 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171127-0120474

unimproved ☐

This is improved ☑ property, known as 1312 Porter Rd., Nashville, TN 37206

(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, 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 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 hands this 14th day of November, 2017.

Catherine Y. Brockenborough

State of Tennessee
County of Williamson

Personally appeared before me Catherine Y. Brockenborough, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of November, 2017.

Notary Public
My Commission Expires _____

File No.: 12687

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020