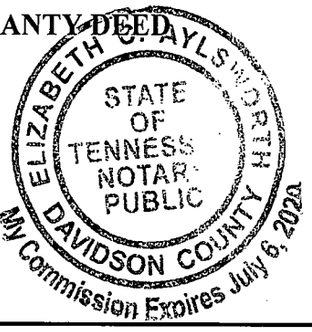
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $835,000.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JANUARY, 2018.

Elizabeth C Aylsworth
NOTARY PUBLIC

MY COMMISSION EXPIRES 7-6-20

Bill Garrett Davidson County
Batch# 53554 DEEDWARR
01/31/2018 03:07:01 PM 2 pgs
Fees: $13.00 Taxes: $3,089.50
20180131-0009972

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9291HUD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Porter III and Megan Porter	Pinnacle Bank	13008002700
4315 ESTES ROAD	150 3rd S. Ste. 900	
Nashville, TN 37215	Nashville, TN 37201	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANYA E. IMMING N/K/A ANYA MCINTOSH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES PORTER III, AND MEGAN PORTER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improveds property known as 4315 ESTES ROAD, Nashville, TN 37215

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/or 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/or 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 on the 29th day of January, 2018.

Anya E. Imming n/k/a Anya McIntosh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 29TH day of January, 2018.

Notary Public Lisa S Allard

My Commission Expires: 9/29/2021



17-9291HUD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being all of Lot No. 9 and the Southerly 25 feet of Lot No. 10, on the plan of Esteswood, of record in Plat Book 974, Page 30, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Jerry D. Mayes Trustee of The Mary Gideon Schillig Trust U/A/D September 4, 2002 to Anya E. Imming and Ryan P. Imming, wife and husband, as recorded on the 14th day of March, 2011 in Instrument No. 20110314-0020276; Quitclaim Deed from Ryan P. Imming to Anya E. McIntosh, as recorded on the 12th day of December, 2011 in Instrument No. 20111212-0096515 and Quitclaim Deed from Anya E. McIntosh NKA Anya E. Imming to Anya E. Imming, as recorded on the 19th day of April, 2012 in Instrument No. 20120419-0033700, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESTESWOOD SUBDIVISION, as recorded in Plat Book 974, Page(s) 30, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.