WARRANTY DEED

Bill Garrett Davidson County
Batch# 58719 DEEDWARR
02/13/2018 01:58:48 PM 2 pgs
Fees: $13.00 Taxes: $1,470.75

20180213-0014312

R-VRES-18-2202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,500.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Amanda Mary Martin	**SWBC Mortgage**	
(NAME)	(NAME)	
2202 Porter Road	**9311 San Pedro Ave., Ste. 100**	**72-16-F-1.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Antonio, TX 78216**	
(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, **CHRISTOPHER W. FLEMING AND CAROLINE E. FLEMING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMANDA MARY MARTIN, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. A of the Porter Road Townhomes, a Horizontal Property Regime with Private Elements, as evidenced on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Porter Road Townhomes, of record in Instrument No. 20140401-0026870, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Caroline E. Wright, a single woman and Christopher W. Fleming, a single man, by Warranty Deed from Robert N. Moore, Jr., recorded December 17, 2014 in Instrument No. 20141217-0115250, Register's Office for Davidson County, Tennessee.

The said Caroline E. Wright having since married and now being known as Caroline E. Fleming.

This conveyance is subject to:
- Property taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 1424, Page 42, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Porter Road Townhomes, a Horizontal Property Regimewith Private Elements recorded in Instrument No. 20140401-0026870.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2202 Porter Road, Nashville, Tennessee 37206**.

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 9th DAY OF FEBRUARY, 2018.

Christopher W. Fleming by Nathan Keith as Attorney in Fact AS ATTORNEY IN FACT

Caroline E. Fleming by Nathan Keith as Attorney in Fact AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER W. FLEMING AND CAROLINE E. FLEMING, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER W. FLEMING AND CAROLINE E. FLEMING.

Witness my hand and official seal, this the 9th of February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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