WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-16016

Bill Garrett Davidson County
Batch# 72937 DEEDWARR
03/26/2018 09:47:55 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20180326-0027964

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me this 21st day of March, 2018.

Rachel Marie Collins
Notary Public
My commission expires: 3-21-20

13-1802-133037

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Rebekah M. Roberts 1382 Rural Hill Road #157 Antioch TN 37013	Pinnacle Bank 150 3rd Ave S. Ste 900 Nashville Tn 37201	163-02-0-C-027.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karen Elizabeth Porter, f/k/a Karen Elizabeth Holman, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rebekah M. Roberts, a single woman,** hereinafter called the Grantees, their successors 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, being Lot 27, Unit 157, together with the appurtenant interest in the common elements of Autumn Ridge Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20060404-0038533; as amended in Instrument No. 20060419-0045063; Instrument No. 20061115-0141803; and Instrument No. 20080108-0002295, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned First Amendment to Master Deed of record in Instrument No. 20060419-0045063, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Elizabeth Holman, a single person by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession, dated February 6, 2008, recorded February 8, 2008, of record in Instrument No. 20080208-0013147, Register's Office for Davidson County, Tennessee. Authorized pursuant to Final Order of record in Instrument No. 20080204-0011731, said Register's Office.

Michael A. Porter, spouse of grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1382 Rural Hill Road #157, Antioch, TN 37013.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 21st day of March, 2018.

Karen Elizabeth Porter

Michael A. Porter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Karen Elizabeth Holman and Michael 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 in Murfreesboro, TN, this 21st day of March, 2018.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020