Bill Garrett Davidson County
DEEDWARR
Batch# 83733 2 pgs
04/23/2018 01:40:24 PM
Fees: $13.00 Taxes: $1,087.80
20180423-0038040

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1954

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $294,000.00

K. Nimp
Affiant

Subscribed and sworn to before me, this the 20th day of April, 2018

Notary Public
My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Port 8008 East Chase Court Nashville, TN 37221	Stephen Port 8008 East Chase Court Nashville, TN 37221	102-07-0-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Morris Wayne Thurman III, and Alyssa Thurman, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Stephen Port**, hereinafter called the Grantee(s), his/her/their heirs 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 No. 128, on the plan of Charlotte Park, Section 26, as Being shown on plat of record in Plat Book 3700, Page 91, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 128 fronts 75.83 feet on the Easterly side of Cabot Drive and extends back 148.99 feet on the Southerly line and 148.98 feet on the Northerly line, to a dead line in the rear, measuring 75.83 feet thereon.

Being the same property conveyed to Morris Wayne Thurman, III by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 22nd day of April, 2015 in Instrument No. 20150422-0035851, in the Register's Office of Davidson County, Tennessee.

Alyssa Thurman joins in the execution of this instrument to convey any and all martial rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **6637 Cabot Drive, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of April, 2018.

GRANTOR:

Morris Wayne Thurman III

Alyssa Thurman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Morris Wayne Thurman, III and Alyssa Thurman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of April, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21