Bill Garrett Davidson County
Batch# 86686 DEEDWARR
05/01/2018 08:48:57 AM 2 pgs
Fees: $13.00 Taxes: $614.20
20180501-0040779

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-KU-18-211

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2018.

Notary Public
My commission expires: 1-3-22

DAVIDSON COUNTY MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC

13-1804-133071

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Meadows & Mallory Thomas 211 East Due West Avenue Madison TN 37115	same owners	051-08-0-212.00

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, **Sharalou Porter and Harold Porter, Jr., husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Meadows, a single man and Mallory Thomas, a single woman, joint tenants in common with right of survivorship,** 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:

Lanc in Davidson County, Tennessee, being Lot No. 10, on the Plan of Bailey Subdivision, of record in Book 5800, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharalou Porter and Harold Porter, Jr., husband and wife by deed from Justin K. McCrory, an unmarried individual, dated June 17, 2013, recorded June 19, 2013, of record in Instrument No. 20130619-0062477, Register's Office for Davidson County, Tennessee.

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 211 East Due West Avenue, Madison, TN 37115.

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 26th day of April, 2018.

Harold Porter, Jr.

Sharalou Porter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Harold Porter, Jr. and Sharlou 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 26th day of April, 2018.

State of Tennessee at Large

My Commission expires: 9-25-19

LACEY CHUMLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-25-2019