THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415853** Bill Garrett Davidson County Batch# 97284 **DEEDWARR** 05/29/2018 08:36:06 AM 2 pgs Fees: $13.00 Taxes: $906.50 20180529-0050646	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me, this 18th day of May, 2018. Notary Public My Commission Expires:

SHERA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: David Mason Wimberley and Jennifer Wimberley 1125 Balbade Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-16-0-366.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Porter, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Mason Wimberley and Jennifer Wimberley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 93, Valley View Subdivision, Section 3, as shown on plat of record in Plat Book 2330, Page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Porter, an unmarried person by Warranty Deed from Katy Garvey, an unmarried person, recorded on the 29th day of October, 2012 in Instrument No. 20121029-0098734, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VALLEY VIEW SUBDIVISION, SECTION 3, as recorded in Plat Book 2330, Page(s) 148.

Covenants, Conditions and Restrictions as set forth in Deed recorded in 2446, Page 146.

This is improved property located at 308 Sentinel Drive Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of May, 2018.

Elizabeth Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Porter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018