WARRANTY DEED

Bill Garrett Davidson County
Batch# 103449 **DEEDWARR**
06/12/2018 11:17:39 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20180612-0056352

W-TB-18-5709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 12/15/2021 COUNTY OF WILLIAMSON

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)
Morgan Porter and John Brems	New Owner	
(NAME)	(NAME)	**091-06-0J-002.00-CO**
5709 Morrow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **HOLLY RHEA, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN* PORTER AND JOHN** BREMS***,** 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: *Leigh **Henry ***both single individuals

Land in Davidson County, Tennessee, being Unit B, as shown in the Declaration of Covenants, Conditions and Restrictions for 5711 Morrow Road Townhomes of record in Instrument Number 20141027-0098637, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Holly Rhea, an unmarried woman by Warranty Deed from Nashville Intown Development Co., LLC of record in Instrument No. 20150731-0075559 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on July 31, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20131223-0129397, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20141027-0098637, Register's Office for Davidson County, Tennessee.
- Charter for 5711 Morrow Road Townhomes Homeowners' Association, Inc. of record in Instrument Number 20141031-0100434, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 102, Register's Office for Davidson County, Tennessee.
- Metro Letter of record in Instrument Number 20150105-0000685, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5709 Morrow Road, Nashville, Tennessee 37209**.

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 4th DAY OF JUNE, 2018.

Holly Rhea n/k/a Holly Hanks by [illegible], Attorney-in-fact

Holly Rhea n/k/a Holly Hanks, by Laura Mitchell
Attorney in Fact

Parker Hanks by [illegible], Attorney-in-fact

Parker Hanks, spouse of Holly Rhea n/k/a Holly Hanks, by Laura Mitchell, Attorney in Fact, hereby joins in this conveyance and does transfer and convey any and all marital interest Parker Hanks may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 HOLLY RHEA, N/K/A HOLLY HANKS and who acknowledged he/she/they executed the same as the free act and deed of the said HOLLY HANKS F/K/A HOLLY RHEA, N/K/A HOLLY HANKS.

Witness my hand and official seal, this the 4th of June, 2018.

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Notary Public
My Commission Expires: 8/20/19
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 PARKER HANKS, and who acknowledged he/she/they executed the same as the free act and deed of the said PARKER HANKS.

Witness my hand and official seal, this the 4th of June, 2018.

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Notary Public
My Commission Expires: 8/20/19
(SEAL)

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