Bill Garrett Davidson County
Batch# 119296 DEEDWARR
07/23/2018 01:47:30 PM 2 pgs
Fees: $13.00 Taxes: $928.70
20180723-0071587

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$250,000.00~~ 251,000.00 ym

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JULY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-11-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4822B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Christopher James Haggerty and Megan Haggerty	First Community Mortgage	161-03-0-005.00
542 Brewer Drive	262 Robert Rose Dr. Ste 101	
Nashville, TN 37211	Murfreesboro TN 37129	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THELMA T. PORTERFIELD, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER JAMES HAGGERTY AND MEGAN HAGGERTY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 39 on the Plan of Whispering Hills, Section Four of record in Book 2900, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 39 fronts 75 feet on the northerly side of Brewer Drive and runs back between lines 332.6 feet on the westerly line and 344.2 feet on the easterly line to a line in the rear, measuring 76.9 feet thereon.

Being the same property conveyed to Sarah M. Earles, a widow by Warranty Deed from Harold H. Porterfield and wife, Thelma T. Porterfield of record in Book 5126, Page 348, Register's Office for Davidson County, Tennessee, dated March 18, 1977 and recorded on March 21, 1977.

Being the same property conveyed to Thelma T. Porterfield by Quitclaim Deed from Harold H. Porterfield (now deceased) and wife, Thelma T. Porterfield of record in Instrument No. 20040823-0101582, Register's Office for Davidson County, Tennessee, dated August 16, 2004 and recorded on August 23, 2004. Harold H. Porterfield, having since died on August 6, 1998, leaving his interest to his wife Thelma T. Porterfield.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 542 Brewer Drive, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on the 18th day of July, 2018.

Thelma T. Porterfield

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, THELMA T. PORTERFIELD, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of July, 2018.

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 18-4822B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020