Karen Y Johnson Davidson County
Batch# 137140 DEEDWARR
09/05/2018 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20180905-0087676

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075

HV18-0815

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00

Affiant

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 29, 2018.

Notary Public
Commission Expires: 12/10/2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Waylon Jock Proffitt and Lauren Chevalier 114 Spring Valley Road Nashville, TN 37214	Legacy Home Loans LLC 8719 Isabella Ln Brentwood, TN 37027	095-04-0-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Faye E. Porter and Terry E. McGee, (who is correctly known as Terry A. McGee), wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Waylon Jock Proffitt and Lauren Chevalier, joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the Third Civil District of Davidson County, Tennessee, being the southerly part of Lot No. 37 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of the Sam P. Sweeny Farm, as of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID part of Lot No. 37 fronts 115 feet on the westerly side of Spring Valley Road and runs back 283 feet, more or less, on the northerly line 178.4 feet, more or less, on the southerly line to a dead line, measuring 161 feet thereon.

BEING the same property conveyed to Faye E. Porter and Terry E. McGee (who is correctly known as Terry A. McGee), wife and husband, by Warranty Deed from James L. Surface and wife, Jennifer Surface, dated 3/30/12 and recorded

4/9/12 in Instrument Number 20120409-0029811, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 114 Spring Valley Road, Nashville, TN 37214.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 29, 2018.

Faye E. Porter

Terry E. McGee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Faye E. Porter and Terry E. McGee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 29, 2018.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

Certificate of Authenticity

I, John W. Bishop, 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 Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)