Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $574,000.00.

Affiant

File Number: 1806391

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

Subscribed and sworn to before me, this 6th day of September, 2018.

Notary Public
My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Courtney Wells Cannon and Ashley Matte Cannon	Legends Bank	083031K00100CO
1304 Porter Rd	310 N. First St.	
Nashville, TN 37206	Clarksville, TN 37040	

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, New Day Homes, LLC, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Courtney Wells Cannon and her wife, Ashley Matte Cannon, tenants by the entirety, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Unit A of the Porter Road Residences a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Porter Road Residences of record in Instrument No. 20161215-0131508, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Porter Road Residences, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20161215-0131508, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to New Day Homes, LLC, by Warranty Deed, from Brandon F. Boyd and Misty D. Boyd, husband and wife, dated July 22, 2016, of record in Instrument No. 20160728-0077737, 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 _X_improved ___unimproved property known as 1304 Porter Rd, Nashville, TN 37206.

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.

Karen Y Johnson Davidson County
Batch# 137868 DEEDWARR
09/07/2018 10:23:14 AM 2 pgs
Fees: $13.00 Taxes: $2,123.80

WITNESS my hand this 6th day of September, 2018.

New Day Homes, LLC

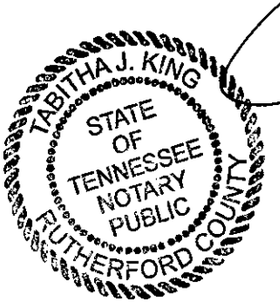
BY:_____

Jonathan Tarajano, Project Manager

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan Tarajano with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Project Manager for New Day Homes, LLC and that he is authorized by New Day Home, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 6th day of September, 2018.



_____
Notary Public at Large
My Commission Expires: 4/18/21