WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 183683 DEEDWARR
01/14/2019 03:27:17 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20190114-0003717

A-BR-19-1131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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)
Sada MacWilliams and Kevin MacWilliams	**New Owner**	
(NAME)	(NAME)	
1131 Kirkland Avenue		**72-3-345.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **CHERI C. PORTER BY THOMAS F CAPSHAW, CONSERVATOR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SADA MACWILLIAMS AND KEVIN MACWILLIAMS, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 40 on the Map of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 40 fronts 50 feet on the northerly side of Kirkland Avenue and runs back between lines 200.2 feet on the westerly line and 200.3 feet, more or less, on the easterly line to a dead line on which it measures 50 feet.

Being the same property conveyed to Cheri C. Porter by Quitclaim Deed from John R. Porter, recorded February 10, 1992 in Book 8547, Page 160 and further being the same property conveyed to John R. Porter and wife, Cheri C. Porter, recorded January 3, 1979 in Book 5381, Page 295, Register's Office for Davidson County, Tennessee.

Order of Appointment of Guardian and Order Approving Sale of record in case # 17-H-001331-001 in Jefferson County Court, State of Kentucky and certified copies of which are recorded simultaneously herewith.

Cheri C. Porter and Cherie Porter are one in the same.
The subject property is not the primary residence of Cheri C. Porter.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer and/or Storm Drainage of record in Book 4277, Page 720 and Book 4966, Page 382, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants or restrictions violate 42 USC 3604(c).

- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1131 Kirkland Avenue, Nashville, Tennessee 37216**.

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 8 DAY OF JANUARY, 2019.

Thomas F Capshaw, Conservator for Cheri C Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS F CAPSHAW, Conservator for Cheri C. Porter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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