FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **245,000.00.**
Karen Johnson Davidson County Batch# 187795 **DEEDWARR** 01/24/2019 10:22:58 AM 3 pgs Fees: $18.00 Taxes: $906.50 20190124-0006938	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/22/2019** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

WARRANTY DEED

This Instrument Prepared By and Return To:

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

FOUR STAR TITLE

BOX 10-A

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ross Hanks and Claudia A. Tidwell	SAME	**136-14-0-074**
(NAME) **524 Bluewater Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37217**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Corey M. Porter, an unmarried man and David W. Porter, a married man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Ross Hanks and Claudia A. Tidwell, Tenants in Common With Rights of Survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 114, on the Plan of Castlegate Subdivision, Section 1, of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cory M. Porter, an unmarried man and David W. Porter, a married man by Deed dated December 18, 2015 from Timothy David Chyke and Arlene Chyke, husband and wife, in Instrument Number 20151223-0129240, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **524 Bluewater Drive, Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **January,2019**

Cory M. Porter

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Cory M. Porter** , with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **January, 2019**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **January,2019**

David W. Porter

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **David W. Porter**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **22nd** day of **January, 2019**.

NOTARY PUBLIC

My Commission Expires: NOV 16, 2020



PENNY L GILLIAM
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES
NOV 16, 2020