Return To: 19-2077
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 188362 **DEEDWARR**
01/25/2019 01:10:17 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20190125-0007520

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 c DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0011

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cory M. Porter, an unmarried man	Cardinal Financial Co. Limited Partnership DBA Peoples Home Equity	Map: 094160E09300
(NAME) 743 Spence Enclave Lane	(NAME) 3701 Arco Corp. Dr. Ste 200	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIMBERLEY MARSHALL, FKA KIMBERLY LOGAN AND FKA KIMBERLEY LOGAN, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CORY M. PORTER, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, 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 Unit 93 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kimberly Logan, by deed from R.J. York Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20080402-0033347, dated March 27, 2008, Register's Office for said County. The said Kimberly Logan is now known as Kimberley Marshall.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061115-0141672, amended in Instrument 20061117-0142842, and Instrument 20061213-0153595, said Register's Office; (3) Landscape Easement of record in Instrument No. 20090107-0001684, Register's Office for said County; (4) Stormwater Detention Agreement to Metropolitan Nashville Government of record in Instrument 20051219-0151715, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20061115-0141672 and amended in Instrument 20061117-0142842; Instrument 20061213-0153595; Instrument 20080222-0017508; Instrument 20080423-0041404; Instrument 20080507-0047102; Instrument 20100427-0030915; Instrument 20121116-0105801, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Kimberly Logan, Kimberley Logan, and Kimberley Marshall being one and the same person.

unimproved ☐
This is improved ☒ property, known as 743 Spence Enclave Lane, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do 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 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 our hands this 23rd day of January, 2019.

Kimberley Marshall
Kimberley Marshall

STATE OF GEORGIA
COUNTY OF Fulton

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

Witness my hand and official seal this, 23 day of January, 2019.

My Commission Expires: 10-11-2021

Notary Public

COREY LADD NOTARY PUBLIC GEORGIA EXPIRES October 11, 2021 FULTON COUNTY