Karen Johnson Davidson County
Batch# 198728 DEEDWARR
02/25/2019 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $669.70
20190225-0016865

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 3/10/2

(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerges Gerges	SWBC	151-10-0-A-015.00 CO
(NAME)	(NAME)	
7556 West Winchester Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ian H. Porter, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerges Gerges, single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15, Phase I, Villages of Long Hunter P.U.D. as shown by plat of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ian H. Porter, an unmarried man, by Warranty Deed from Frankie Blair and wife, Carrie Blair, dated May 5, 2014 of record in Instrument No. 20140508-0039520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20010123-0006894 and Instrument No. 20000207-0012630; restrictions of record in 20010531-0056382 and Instrument No. 20031111-0164945; By-Laws of record in Instrument No. 20041022-0127537; Articles of Incorporation/Charter of record in Instrument No. 20010531-0056381; Quitclaim Deed to HOA of record in Instrument No. 20010531-0056383; Easement for transmission line of record in Book 2338, page 466; Easement for right of way of record in Book 4535, page 351; Easements for water mains of record in Book 8197, page 288; Book 8358, page 91 and Book 8358, page 94; Easements for utilities of record in Book 9661, page 919; Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272; Easement for sewer/storm drainage of record in Instrument No. 20001030-0107415; Easement for TVA of record in Book 4446, page 423 and Book 4535, page 351; Stormwater Detention Agreement of record in Instrument No. 20020718-0086411; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7556 West Winchester Drive, Antioch, TN 37013
(House Number) (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 my hand this 22nd day of February, 2019.

Ian H. Porter

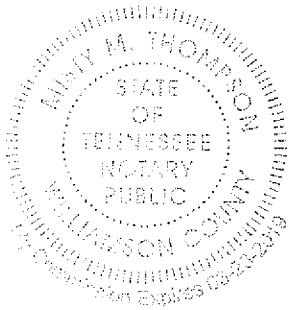
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ian H. Porter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 22nd day of February, 2019.

Notary Public
My Commission Expires: _____

File No.: 27552



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY