RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911687

WARRANTY DEED

Karen Johnson Davidson County
Batch# 218764 **DEEDWARR**
04/17/2019 09:11:09 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20190417-0035139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE OF RUTHERFORD COUNTY EXP. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B Porter and Xun Y Porter 4849 Brick Church Pike Goodlettsville, TN 37072	Same address as new owner	024 00 0 060.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Thousand and 00/100 Dollars ($500,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALEX ELLIOTT TRON-PIERCE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL B. PORTER AND XUN Y. PORTER**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Tract Number 4, and described according to a survey by Ray G. Cole, Registered Land Surveyor Number 924, dated January 14, 1993, and revised June 11, 1993, and described as follows:

Beginning at an iron pin (new) at a fence corner in the line of Donna Allison Shell (Deed Book 8570, Page 31) and the most Northeast corner of L.B. Kiber Deed Book 5448, Page 119); thence with the line of said Kiber North 83 degrees 10 minutes 38 seconds West, 246.71 feet to an iron pin (new) at a fence corner; thence continuing with the line of said Kiber South 53 degrees 49 minutes 36 seconds West, 395.96 feet to an iron pin (new) in the line of said Kiber, corner to Tract 5, this survey; thence North 64 degrees 00 minutes 21 seconds West, 613.74 feet to an iron pin (new); thence North 54 degrees 41 minutes 17 seconds West, 336.35 feet to an iron pin new in the margin of Brick Church Pike; thence with the margin of said pike North 40 degrees 45 minutes 23 seconds East, 137,06 feet to an iron pin (new) in the margin of said pike, corner to Tract 3, this survey; thence leaving said pike South 49 degrees 14 minutes 17 seconds East, 300.00 feet to an iron pin (new); thence North 88 degrees 19 minutes 06 seconds East, 1093.73 feet to an iron pin new in the line of said Shell; thence with the line of said Shel, South 05 degrees 31 seconds 50 minutes West, 200.00 feet to the beginning, containing 7.00 acres, more or less.

Being that same property conveyed to Alex E. Tron Pierce, unmarried by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated October 8, 2012 and recorded in Instrument No. 20121106-0102312, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4849 Brick Church Pike, Goodlettsville, TN 37072, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of April, 2019.

ALEX ELLIOTT TRON-PIERCE

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Alex Elliott Tron-Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of April, 2019.

OFFICIAL SEAL
Notary Public - North Carolina
MECKLENBURG COUNTY NC
BRANDY M. SIMS
My Commission Expires 10-10-2023

Notary Public
My commission expires: 10/10/2023