RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 224267 DEEDWARR
05/01/2019 08:53:13 AM 2 pgs
Fees: $13.00 Taxes: $872.83

20190501-0040135

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,900.00

Affiant

Subscribed and sworn to before me, this 29 day of APRIL, 2019

Notary Public

My commission expires: 8.20.2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Cherry **Brandi Cherry**	New Owner	**053090B21900CO**
1140 Pawnee Trail		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert N. Porter and Dorothy A. Porter, Trustees of the Robert N. Porter and Dorothy A. Porter Family Trust dated March 6, 2017

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

Christopher Jamal Cherry and Brandie F. Cherry, Husband and Wife

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 Lot No. 60, Section Seven Cumberland Station at Wilson Camp, as shown on plat of record in Instrument No. 200610100125617, and rerecorded in Instrument No. 200610100125619, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Porter and wife, Dorothy Porter, by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company, dated April 30, 2008, of record in Instrument No. 20080506-0046472, in Register's Office for Davidson County, Tennessee. Robert Porter and wife, Dorothy Porter, conveyed subject property to Robert N. Porter and Dorothy A. Porter Family Trust dated March 6, 2017, by Quitclaim Deed, dated May 17, 2017, of record in Instrument No. 20170522-0050227, as corrected by Corrective Special Quitclaim Deed, of record in Instrument No. 20170728-0076439, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 10585, page 496, said Register's Office.

See also restrictions filed as Instrument No. 20011015-0112096, as amended in Instrument No. 20020919-0114055, and Instrument No. 20031030-0129798, with developer rights assigned in Instrument No. 20061024-0131768, and supplemented by Instrument No. 20061024-0131769, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1140 Pawnee Trail, Madison, TN 37115.

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 in 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.

Robt N Porter Trustee Date: 4/26/2019
Robert N. Porter, Trustee of the Robert N. Porter and Dorothy A. Porter Family Trust dated March 6, 2017

Dorothy A Porter Trustee Date: 4/26/2019
Dorothy A. Porter, Trustee of the Robert N. Porter and Dorothy A. Porter Family Trust dated March 6, 2017

STATE OF Florida

COUNTY OF Marion

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert N. Porter and Dorothy A. Porter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees for The Robert N. Porter and Dorothy A. Porter Family Trust dated March 6, 2017 and that they are authorized by The Robert N. Porter and Dorothy A. Porter Family Trust dated March 6, 2017 to execute this instrument on its behalf.

Witness my hand, at office, this 26 day of April, 2019.

Kimberly A Eatmon
NOTARY PUBLIC

KIMBERLY A. EATMON
Notary Public - State of Florida
Commission # GG 135973
My Comm. Expires Sep 3, 2021
Bonded through National Notary Assn.

My Commission Expires: Sep. 3, 2021