Karen Johnson Davidson County
Batch# 301443 DEEDWARR
10/16/2019 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20191016-0105995

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 9-06-2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tametrice Lavette Porter	New Owner	
(NAME) 2136 Maynard Ct.	(NAME)	058090A03500CO
(ADDRESS) Nashville TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **A+ Investments, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tametrice Lavette Porter and husband Donovan Wayne Porter,** 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. 35, on the Consolidation Plat of Lot 35 and 36 on the Plan of Creekside Trails-Phase 2, also known as Eaton's Creek Park, of record in Instrument No. 20131014-0107416, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to A+ Investments, LLC by Corrected Quit Claim Deed dated October 8, 2019 of record at Instrument No. 20191008-0103055 and Quit Claim Deed dated September 10, 2019, and being of record at Instrument No. 20190910-0091612, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Santwon Townsend by virtue of Warranty Deed dated September 23, 2016 at Instrument No. 20160928-0102383, in the Register's Office of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 2136 Maynard Ct, Nashville, TN 37218
(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 15th day of October, 2019.

A+ Investments, LLC

By: Alvin Hall, III, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Alvin Hall, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of A+ Investments, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of A+ Investments, LLC by himself as Sole Member.

WITNESS my hand and official seal at office this 15th day of October, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Brianna Bartelsmeyer Turner, do hereby make oath that I am a licensed attorney and/or 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.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020