Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19090040

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

AFFIANT

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF October, 2019

NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES MARCH 13, 2022

Address of New Owner	Send Tax Bills To:	Tax Information:
Jeffrey Burnett 639 Neelys Bend Road Madison, TN 37115	Same	052-02-0-195.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Porter, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeffrey Burnett, married man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22, and the easterly half of Lot No. 21 of Block "A" on the revised plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

INCLUDED in the above description, but EXCLUDED therefrom, is that portion thereof described in the Warranty Deed of record in Book 1762, Page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrea Porter, unmarried, by Cash Deed for Tennessee from the Secretary of Housing and Urban Development, of Washington, D.C., dated 09/16/2013 and recorded on 09/23/2013 in Instrument No. 20130923-0099720, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert Porter by Quitclaim Deed from Andrea Porter, unmarried, dated 10/17/2018 and recorded on 10/17/2018 in Instrument No. 20181017-0102961, Register's Office for Davidson County, Tennessee.

**The above property is unimproved and was never used as marital residence of Grantor.

Karen Johnson Davidson County
Batch# 306727 DEEDWARR
10/28/2019 09:42:06 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20191028-0110094

This is property generally located:
639 Neelys Bend Road, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 1130, Page 85, said Register's Office.
3. Right-of-Way Easement of record in Book 1762, Page 38, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am

lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Robert Porter** has/have caused this instrument to be executed, this the 18 day of Oct., 2019.

Robert Porter

Robert Porter

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert Porter,** 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.

This the 18 day of Oct., 2019.

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY