Karen Johnson Davidson County
Batch# 314974 DEEDWARR
11/13/2019 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20191113-0117085

JOE MARRERO
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $317,000.00

Affiant

Subscribed and sworn to before me, this _____ day of _____.

Notary Public

My commission expires: My Commission Expires October 25, 2023

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:
Elaine K. Merryman	**US BANK**	**097020A16800CO**
1273 Riverbirch Way	7601 Penn Ave S., Ste A1	
Hermitage, TN 37076	Richfield, MN 55423	

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 Family Trust dated March 6, 2017

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

Elaine K. Merryman

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. 168 on the Plan of Villages of Riverwood, Section One, Phase2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Porter and Dorothy Porter, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated October 30, 2012, of record in Instrument No. 20121106-0102491, Register's Office for Davidson County, Tennessee. Robert Porter and Dorothy Porter, husband and wife, 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. 20170522-0050226, and corrected in Instrument No. 20170728-0076440, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20140424-0034613 and amended in Instrument No. 20170906-0091483, said Register's Office.

Easements of record in Instrument No. 20081209-0118828, 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 1273 Riverbirch Way, Hermitage, TN 37076.

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.

Robert N. Porter Date: NOV 6, 2019

Date:

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

Dorothy A Porter Date: NOV 6 2019

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

STATE OF TN

COUNTY OF Sevier

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 6 day of NOV, 2019.

Joe Marrero
NOTARY PUBLIC

My Commission Expires:

My Commission Expires
October 25, 2023

JOE MARRERO
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

