THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35177-11-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 20th day of December, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Cory M. Porter 707 Spence Enclave Lane Nashville, TN 37210	Cardinal Financial Co 3901 Arco Corporate Dr. Ste 300 Charlotte NC 28273	Map and Parcel No.: 094 16 0 E 015 00CO

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 of which is hereby acknowledged, **Jana L. DeLuna, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cory M. Porter, an unmarried person** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 707 Spence Enclave Lane, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 334222 DEEDWARR
12/26/2019 08:52:07 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20191226-0132802

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of December, 2019.

Jana L. DeLuna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jana L. DeLuna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2019.

Notary Public

My Commission Expires:

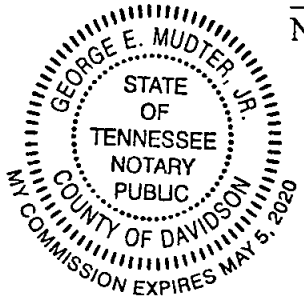


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 15, together with the appurtenant interest in the common elements of Spence Enclave Townhomes, a horizontal property regime established by Declaration of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, and by Scrivener's Affidavit and Correction in Instrument No. 20100428-0032407, amended in Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-2" to the aforementioned Second Amendment to Declaration in Instrument No. 20061213-0153595, said Register's Office.

Being the same property conveyed to Jana L. DeLuna, a single person, by deed dated June 27, 2014 from Monique Dase-Smith, of record in Instrument No. 20140703-0058757, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 094 16 0 E 015 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Spence Enclave Townhomes, of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, and by Scrivener's Affidavit and Correction in Instrument No. 20100428-0032407, amended in Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5666, page 656, Register's Office for Davidson County, Tennessee.
5. Easement for electric power line of record in Book 437, pages 45 and 54, Register's Office for Davidson County, Tennessee.
6. Easement for transmission line of record in Book 1814, pages 594 and 597, and Book 2026, page 616, Register's Office for Davidson County, Tennessee.
7. Easement for water main of record in Book 722, page 271, Register's Office for Davidson County, Tennessee.
8. Easement for landscape of record in Instrument No. 20090107-0001684, Register's Office for Davidson County, Tennessee.
9. Slope easement of record in Book 5015, page 699, and Book 5451, page 769, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of Lebanon Pike of record in Book 2704, page 419, Register's Office for Davidson County, Tennessee.
11. Easement for drainage of record in Book 5451, page 769, Register's Office for Davidson County, Tennessee.