LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM D. HADLEY, JR., ET UX	SAME	091-16-0-312.00
(NAME)	(NAME)	
3913 PARK AVENUE	2080 MADISON STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	CLARKSVILLE, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 360453 DEEDWARR
02/19/2020 02:44:26 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20200219-0018571

WARRANTY DEED

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 ACKNOWLEDGED, WE, **EDDIE L. PORTER, JR. AND WIFE, BARBARA PORTER AND FRED M. PORTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM D. HADLEY, JR. AND KATHY G. HADLEY, 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. 7 of Block 15, on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDDIE L. PORTER, SR. AND WIFE, LUCY BATES PORTER, by deed from J. C. NELMS AND WIFE, CRYSTAL S. NELMS, of record in Book 6752, page 29, dated December 30, 1985, said Register's Office. The said Lucy Bates Porter having died August 30, 2003 leaving Eddie Lee Porter, Sr. as surviving tenant by the entirety. The said Eddie Lee Porter, Sr. has since died on September 27, 2011 leaving as his sole heirs at law, Eddie Lee Porter, Jr., J. Porter Share and Fred M. Porter. For further reference see Affidavit of Heirship of record in Instrument No. 20111207-0095345, said Register's Office. Being further conveyed to Eddie L. Porter, Jr. and wife, Barbara Porter, a one-half undivided interest and Fred M. Porter, a one-half undivided interest, by quitclaim deed from Eddie Lee Porter, Jr., J. Porter Share and Fred M. Porter, being all the Heirs at Law of Eddie Lee Porter, Sr., a/k/a Eddie L. Porter, dated January 6, 2012 of record in Instrument No. 20120106-0001572, said Register's Office.

This conveyance is subject to matters as set forth in the Plan of record in Plat Book 57, page 160 and 161, and any and all easements, conditions and restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 3913 PARK AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WJ-WH-19-3913

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 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 our hands this 14 day of February, 2020.

Eddie L Porter Jr.
EDDIE L. PORTER, JR.

Barbara R Porter
BARBARA PORTER

Fred M. Porter
FRED M. PORTER

2/14/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EDDIE L. PORTER, JR., BARBARA PORTER and FRED M. PORTER**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of February, 2020.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public