Karen Johnson Davidson County
Batch# 512698 DEEDWARR
11/09/2020 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,625.63
20201109-0131890

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930667**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $979,900.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2020. Notary Public My Commission Expires: 10-2-23

JUMOKE BANKE LASEKAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

WARRANTY DEED

Address New Owner: Alex J. Porter and Jaime Gilbert Porter 4008 Outer Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 01 0 136.00

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, **Destin M. Tompkins and Kristen C. Tompkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex J. Porter and Jaime Gilbert Porter, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Rolling Meadows of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 100.00 feet on the Easterly side of Outer Drive and runs back between lines 266.4 feet on the Northerly line and 228.2 feet on the Southerly line to a dead line in the rear of which it measures 139 feet.

Being the same property conveyed to Destin M. Tompkins and wife, Kristen C. Tompkins, by Warranty Deed from Melissa L. Stefanick, married, of record in Instrument No. 20080516-0050610, in the Register's Office of Davidson County, Tennessee, dated May 14, 2008 and recorded on May 16, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rolling Meadows, as recorded in Plat Book 1424, Page(s) Pages 98 and 99.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 4008 Outer Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2020.

Destin M. Tompkins

Kristen C. Tompkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Destin M. Tompkins and Kristen C. Tompkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021