FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Wilson
Karen Johnson Davidson County Batch# 521947 **DEEDWARR** 11/30/2020 09:23:51 AM 2 pgs Fees: $13.00 Taxes: $960.89 20201130-0138741	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **259,700.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/24/2020** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3336

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Griffith	**CapStar Bank**	**094-16-0E-093.00**
(NAME) **743 Spence Enclave Lane**	(NAME) **2002 Richard Jones Road, Ste A300**	
(ADDRESS) **Nashville, TN, 37210**	(ADDRESS) **Nashville, TN37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cory M. Porter, an unmarried man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Griffith and Alexander Sniegowski, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 93 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Cory M. Porter, an unmarried man by Deed dated January 23, 2019 from Kimberley Marshall, FKA Kimberly Logan and FKA Kimberley Logan, Married, recorded January 25, 2019, in Instrument Number 20190125-0007520, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **743 Spence Enclave Lane, Nashville, TN 37210**
(House Number) (Street) (City, State) (Zip)

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; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said 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, this instrument has been executed on this the **24th** day of **November, 2020**.

Cory M. Porter

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Cory M. Porter**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **24th** day of **November, 2020**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY