THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201231923

Karen Johnson Davidson County
Batch# 571697 **DEEDWARR**
02/10/2021 10:43:29 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210210-0018933

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2021.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fred M. Porter	Fred M. Porter	Tax Parcel ID No.
2313 Abbott Martin Rd	2313 Abbott Martin Rd	102 14 0 116.00
Nashville, TN 37215	Nashville, TN 37215	

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, **Mark Nixon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred M. Porter**, ("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(s) 4, as shown on the map entitled The Marchetti Company Property, of record in Plat Book 9700, Page 213, 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 Mark Nixon, unmarried by Warranty Deed from Brian Keith Brown, unmarried, of record in Instrument No. 20200601-0056214, Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 01, 2020.

Being the same property conveyed to Brian Keith Brown by Quitclaim Deed from Kristi Lynn Hoilman Brown, of record in Instrument No. 20120326-0025608, Register's Office for Davidson County, Tennessee, dated March 07, 2012 and recorded on March 26, 2012.

Being the same property conveyed to Brian Brown and Kristi Brown, husband and wife by Warranty Deed from Joseph P. Agee and wife, Shannon B. Agee, of record in Instrument No. 20050512-0053716, Register's Office for Davidson County, Tennessee, dated May 09, 2005 and recorded on May 12, 2005.

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 2021 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 The Marchetti Company Property, as recorded in Plat Book 9700, Page(s) 213.

This is improved property located at 1205 Alfred Drive Nashville TN 37205

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 8th day of February, 2021.

Mark Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Nixon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2021.

Notary Public

My Commission Expires: 