40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/05 15:27 2 pgs
Fees:13.00 Taxes:321.90

20050406-0038065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

X Denise Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JEANNE BURTON GREGORY Notary Public 9-3A-06 Large DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Denise Roberts	Chase Bank, USA, NA	129-15-A-086
(NAME)	(NAME)	
21 Vaughn's Gap Road, Unit F-86	1400 E. Newport Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Deerfield Beach, FL 33442	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

Kirk A. Porter, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Denise Roberts, unmarried, 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:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 86 of Belle Meade Highlands Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, Register's Office for said County, to which source reference is hereby made for more complete details of description together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kirk A. Porter by deed from Wael A. Rahme, unmarried of record as Instrument No. 20020823-0102365, said Register's Office.

Stefanie C. Porter, spouse of Kirk A. Porter, joins in the execution of this instrument to convey her marital interest in the subject property by virtue of her marriage to Kirk A. Porter.

unimproved ☐

This is improved ☒ property, known as 21 Vaughn's Gap Road Condominium F-86, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and 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 my hand this 31st day of March, 2005.

Kirk A. Porter

Stefanie C. Porter by Attorney in Fact
Stefanie C. Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirk A. Porter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 31st day of March, 2005.

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirk A. Porter, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Stefanie C. Porter and acknowledged that he executed the same as the free act and deed of the said Stefanie C. Porter.

Witness my hand and official seal at Office, this 31st day of March, 2005.

PAUL F. SOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06