WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/05 10:34 2 pgs
Fees:13.00 Taxes:358.90

20051026-0129183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/3/2007

(AFFIX SEAL)

DOUGLAS J. BLACKBURN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Portale	New Owner	**Map 142-4-A**
(NAME) **214 Old Hickory Unit 142**	(NAME)	**Parcel 142.00CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) ,	
(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, **BETTY L. MCKENZIE, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY J. PORTALE AND WIFE, LEIGH ANN PORTALE,** 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. 142 of Belle Forest Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 167, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Betty L. McKenzie by deed from Margaret L. Herdy, unmarried, of record in Book 11503, page 498, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 167, said Register's Office; (c) Master Deed contained in Book 5438, page 699, said Register's Office; (d) Charter of record in Book 6551, page 78, said Register's Office; and (e) By-Laws of record in Book 5438, page 742, as amended in Book 6082, page 866 and as Instrument No. 20020321-0034877, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 214 Old Hickory Boulevard Condominium 142, Nashville, TN 37221
(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 28th day of September, 2005.

Betty L. McKenzie

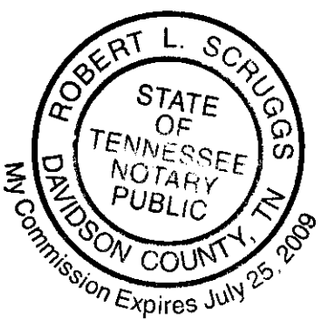
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Betty L. McKenzie** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2005.

Commission expires:



Robert L. Scruggs Notary Public

Return To:

Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067