THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16099209**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2016. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160091217 DEEDWARR
Recvd: 10/17/16 10:12 2 pgs
Fees:13.00 Taxes:813.63
20161017-0109284

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colleen McDonough 5025 Hillsboro Pike Apartment 22C Nashville TN 37215	New Owner	Tax Parcel ID No. 131-01-0D-190.00 CO

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, **Lester L. Porter, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen McDonough, single woman**, ("Grantee"), her 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 Unit No. 190, and also known as Apartment No. 22-C on the Horizontal Property Regime for Georgetown Apartments, Condominium Apartments, as recorded in the Master Deed of record in Book 5211, page 325 and amended in Book 5616, page 133 and as shown on Plat of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description , together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LESTER L. PORTER, III, by deed from JOHN M. STEINHAUER, III, of record in Book 5647, page 822 , dated September 5, 1980 , said Register's Office.

Rosemary Porter joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 131-01-0D-190.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

This is improved property located at 5025 Hillsboro Pike Apartment 22C Nashville TN 37215

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 13th day of October, 2016.

Lester L Porter III by Rosemary Porter Rosemary Porter

Lester L. Porter, III by Rosemary Porter, his Attorney-in-Fact his attorney-in fact

Rosemary Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosemary Porter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Lester L. Porter, III, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of October, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018