BILL GARRETT, Davidson County
Trans: T20170001864 DEEDWARR
Recvd: 01/09/17 10:13 2 pgs
Fees: 13.00 Taxes: 462.50
20170109-0002134

PREPARED BY (AND RETURN TO):

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58743
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joshua Porter Blair Porter 810 Bellevue Road, #187 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142060A18700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,999.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laurel L. Dyer Kastan, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Porter and Blair Porter, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 187 Building No. 24, together with Garage No. 4 of Peppertree Creekside Meadows Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 128, 129, and 130, 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 Condominum.

Being the same property conveyed to Laurel L. Dyer by Warranty Deed from Keith Randall Murray, married, dated December 6, 2012 and recorded on January 4, 2013 of record in Instrument No. 20130104-0001405, Register's Office for Davidson County, Tennessee. The said Laurel L. Dyer is now known as Laurel L. Dyer Kastan.

John J. Kastan, spouse of Laurel L. Dyer Kastan joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, of record in Book 4675, pages 128,129, and 130, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, Book 7610, page 973, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 810 Bellevue Road, # 187, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2016.

Laurel L. Dyer Kastan **John J. Kastan**

State of Tennessee

County of Davidson

On this 30th day of December, 2016, before me the undersigned authority, personally appeared Laurel L. Dyer Kastan and John J. Kastan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $124,999.00.

Affiant

Sworn and subscribed before me this 30th day of December, 2016.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018