WARRANTY DEED

File #2017-80

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00

Affiant

Subscribed and sworn to before me on April 21, 2017.

NOTARY PUBLIC
My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170037728 DEEDWARR
Recvd: 05/03/17 16:05 2 pgs
Fees:13.00 Taxes:1461.50
20170503-0044027

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Lane M. Boyer and Kelly Jo Boyer 1802 B Porter Road Nashville, TN 37206	New Owner	072-16-0S-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PORTER ROAD PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **LANE M. BOYER AND KELLY JO BOYER, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B, for 1802 Porter Road Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151222-0128700 and amended in Instrument No. 20170417-0036539, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to RUDY TITLE AND ESCROW, LLC, TRUSTEE FOR THE HAROLD ANDREWS FAMILY TRUST, by deed from IAN CLINTON BERRY, AS ADMINISTRATOR OF THE ESTATE OF CLINTON A. BERRY, III, of record in Instrument No. 20150317-0022679, dated March 13, 2015, said Register's Office. Being further conveyed to PORTER ROAD PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Quitclaim Deed from RUDY TITLE AND ESCROW, LLC, TRUSTEE FOR THE HAROLD ANDREWS FAMILY TRUST, of record in Instrument No. 20150717-0069967, dated July 13, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1802 B Porter Road, Nashville, TN 37206.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its successors 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 on April 21, 2017.

Grantor:

Porter Road Property Holdings, LLC, a Delaware limited liability company

By: _____
C. Tucker Herndon, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared C. Tucker Herndon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Signatory of Porter Road Property Holdings, LLC, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said C. Tucker Herndon as Authorized Signatory.

Witness my hand, at office, this 21st day of April, 2017.

_____
Notary Public

My Commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY