WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-30-17
(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

File No. TE0002950

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Ihde and Layne Ihde	Peoples Home Equity Inc	072-15-0W-022.00-CO
(NAME)	(NAME)	
222 Porter Village Circle	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/10/17 16:07 3 pgs
Fees:18.00 Taxes:1357.90
20170710-0069379

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, I, **Porter Village Partners, GP,** a Tennessee gerneral partnership, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin Ihde and Layne Ihde,** wife and husband, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit 22, PORTER VILLAGE, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions, as shown on plat of record in Instrument No. 20151231-0131447, as amended in Instrument No. 20160107-0001762 in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Russell S. Jenkins, recorded August 4, 2015 in Instrument No. 20150804-0076879, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Southern Land Acquisitions, Inc., Trustee of The Ashley Samuel Land Trust, recorded July 24, 2015 in Instrument No. 20150724-0073121, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Southern Land Acquisitions, Inc., Trustee of The Ashley Samuel Land Trust, recorded July 24, 2015 in Instrument No. 20150724-0073120, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust, recorded July 24, 2015 in Instrument No. 20150724-0073119, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust, recorded July 24, 2015 in Instrument No.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 222 Porter Village Circle, Nashville, TN 37216

(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 3rd day of July, 2017.

Porter Village Partners, GP

By: John Arvan Howard, III, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John Arvan Howard, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Partner of Porter Village Partners, GP, a Tennessee General Partnership, the within named bargainor, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Managing Partner.

Witness my hand this 3rd day of July, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON