BILL GARRETT, Davidson County
Trans:T20170059512 DEEDWARR
Recvd: 07/12/17 10:20 3 pgs
Fees:18.00 Taxes:1282.05
20170712-0070019

NEW OWNER:

Katherine Prater Portis
Bill Scott Portis
2014 Graybar Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0357 KP

117-11-0D-007.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Six Thousand Five Hundred and 00/100 Dollars ($346,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RAMIE R. YOUNG, NOW KNOWN AS RAMIE YOUNG TIELES, AND ROBERT R. YOUNG, JR., TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KATHERINE PRATER PORTIS AND BILL SCOTT PORTIS, WIFE AND HUSBAND** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2014 as shown on Exhibit "E" in Master Deed on the Plan of Turnberry Square Condominiums of record in Book 6686, Page 166 and further described in Supplemental Declaration in Book 8747, Page 521 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ramie R. Young and Robert R. Young, Jr., tenants in common with rights of survivorship by Warranty deed from Robert Fisher Bibb, Jr., unmarried of

record in Instrument No. 20101018-0083118 Register's Office for Davidson County, Tennessee, dated October 01, 2010 and recorded on October 18, 2010 and Scrivener's Affidavit recorded on November 01, 2010 in Instrument No. 20101101-0087211. (Value of consideration shown in aforementioned deed $261,500.00.)

Being also known as 2014 Graybar Lane Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **June, 2017**.

RAMIE YOUNG TIELES

ROBERT R. YOUNG, JR., BY RAMIE YOUNG TIELES, HIS ATTORNEY IN FACT

ERIC E. TIELES
*ERIC E. TIELES JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST OR OTHER INTEREST THAT HE MAY HAVE IN THE ABOVE REFERENCED PROPERTY.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RAMIE YOUNG TIELES and ERIC E. TIELES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within, instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **June, 2017**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, RAMIE YOUNG TIELES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, ROBERT R. YOUNG, JR, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of June, 2017.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ **346,500.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of **June, 2017.**

NOTARY PUBLIC

My commission expires: 5-24-21