WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063054 DEEDWARR
Recvd: 07/24/17 09:47 2 pgs
Fees:13.00 Taxes:1461.50
20170724-0074388

P-BR-17-1421

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, THIS THE 20th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rodney Martinez and Patrick Romano	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	**083 03 0R 00300**
1421 Porter Rd, Unit 3	**2002 Richard Jones Road, Suite 300A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RWA/PORTER ROAD ASSOCIATES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RODNEY MARTINEZ AND SPOUSE, PATRICK ROMANO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for Porter Road Place, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150429-0038457, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to RWA/Porter Road Associates LLC by Warranty deed from Christopher Carter of record in Instrument No. 20140915-0084446, Scrivener's Affidavit recorded at Instrument No. 20140930-0090244 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014. Also, see Order Granting Default Judgment to Plaintiff and Quieting Title to Property of record in Instrument No. 20150602-0050961, Register's Office for Rutherford County, Tennessee.

This conveyance is subject to:

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150429-0038457, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Declaration for Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150306-0019363, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Public Utility and Drainage of record in Instrument Number 20150306-0019447, in the Register's Office for Davidson County, Tennessee.
- Public Street Right of Way Easement of record in Instrument Number 20150615-0056509, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1421 Porter Rd, Unit 3, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF JULY, 2017.

RWA/Porter Road Associates LLC, a Tennessee Limited Liability Company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of RWA/Porter Road Associates LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of July, 2017.

_____
Notary Public

My Commission Expires: 10-7-19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212