WARRANTY DEED

Bill Garrett Davidson County
Batch# 98309 **DEEDWARR**
05/30/2018 02:42:17 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180530-0051621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day May, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 15, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christopher Tait and Mary Tait	CAPSTAR Bank	072 15 0F 001.00
(NAME)	Ste 300A (NAME)	
1703 Porter Rd., Unit A	2002 Richard Jones Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety Thousand And No/100 Dollars ($390,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth H. Troope, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Tait and Mary Tait, husband and wife**, hereinafter called the Grantees, 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 No. A on the Plan of 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions and By-Laws for 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130214-0015198, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of record, shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20130214-0015198, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to Kenneth H. Troope, single man by Warranty Deed from Hostettler Realty, LLC, a Tennessee limited liability company dated April 19, 2013 and recorded April 25, 2013, in Instrument No. 20130425-0041060, in said Register's Office for Davidson County, Tennessee.

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Christopher Troope, spouse of Kenneth H. Troope, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1703 Porter Rd., Unit A, 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 we do covenant with the said Grantees that we are 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 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 our hands this 29th day of May, 2018

Kenneth H. Troope

Christopher Troope

STATE OF TENNESSEE

COUNTY OF Davidson

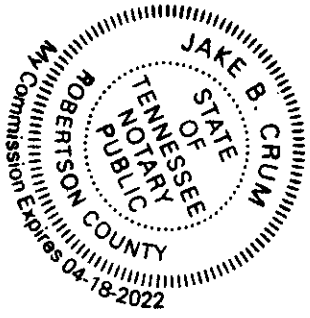
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kenneth H. Troope, and Christopher Troope, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2018.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)



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