WARRANTY DEED

Bill Garrett Davidson County
Batch# 122443 DEEDWARR
07/30/2018 03:59:28 PM 2 pgs
Fees: $13.00 Taxes: $1,513.30

20180730-0074316

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

A-BR-18-1421-1

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)
William T Holets	**Ameris Bank**	
(NAME)	(NAME)	**083-03-0R-001.00-CO**
1421 Porter Rd. Lot #1	**1800 Parkway Place, Suite 820**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Marietta, GA 30067**	
(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 **WILLIAM T HOLETS, A SINGLE MAN,** 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 1, 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 part of the same property conveyed to RWA/Porter Road Associates LLC, a Tennessee Limited Liability Company by Warranty Deed from Christopher Carter of record in Instrument No. 20140915-0084446, Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014 and Scrivener' s Affidavit recorded on September 30, 2014 in instrument No. 20140930-0090244.

Order Granting Default Judgment to Plaintiff and Quieting Title to Property recorded in Instrument No. 20150602-0050961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- 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.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1421 Porter Rd. Lot #1, 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 27 DAY OF JULY, 2018.

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/herself to be the AUTHORIZED AGENT of RWA/PORTER ROAD ASSOCIATES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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