WARRANTY DEED

Bill Garrett Davidson County
Batch# 123963 **DEEDWARR**
08/02/2018 09:52:08 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20180802-0075643

File No. RW0004328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

MY COMMISSION EXPIRES: 8.17.19

(AFFIX SEAL)

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
SALEV LLC	New Owner	072-15-0W-005.00-CO
(NAME)	(NAME)	
205 Porter Village Circle	242 W. Main St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Tustin. CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **The Porter Village Partners, GP a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SALEV LLC,*** 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:

* a Tennessee limited liability company

Land in Davidson County, Tennessee being Unit 5, 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 the same property conveyed by Quitclaim Deed from Russell S. Jenkins to The Porter Village Partners, a Tennessee general partnership, as recorded on the 4th day of August, 2015 in Instrument No. 20150804-0076879; Quitclaim Deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust to The Porter Village Partners, a Tennessee general partnership, as recorded on the 24th day of July, 2015 in Instrument No. 20150724-0073118; Quitclaim Deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust to The Porter Village Partners, a Tennessee general partnership, as recorded on the 24th day of July, 2015 in Instrument No. 20150724-0073119; Quitclaim Deed from Southern Land Acquisitions, Inc., Trustee of The Ashley Samuel Land Trust to The Porter Village Partners, a Tennessee general partnership, as recorded on the 24th day of July, 2015 in Instrument No. 20150724-0073120 and Quitclaim Deed from Southern Land Acquisitions, Inc., Trustee of The Ashley Samuel Land Trust to The Porter Village Partners, a Tennessee general partnership, as recorded on the 24th day of July, 2015 in Instrument No. 20150724-0073121, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, 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 205 Porter Village Circle, Nashville, TN 37206

(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 31st day of July, 2018.

The Porter Village Partners, GP a Tennessee general partnership

John Howard, Authorized Partner

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 31st day of July, 2018.

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