WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2018.

Notary Public

My commission expires: 3/19/19

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 151305 DEEDWARR
10/15/2018 09:44:45 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20181015-0101711

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michelle M. Lubbert	New Owner	**Map 072-15-2-G Parcel 002.00co**
1615 B Porter Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle M. Lubbert, an unmarried woman

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 B on the Plat of 1615 A & B Porter Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1615 A & B Porter Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170622-0062885, and as amended of record in Instrument No. 20180928-0096545, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "B". Reference is hereby made to the Plat of 1615 A & B Porter Avenue Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No.20170622-0062885, and as amended in Instrument No. 20180928-0096545, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Thomas Sanders, by Deed dated July 1, 2013 from Daryl Adler D/B/A ADCO Custom Construction, of record in Instrument No. 20130722-0075775, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not now nor ever has been the place of residence of the Grantor.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170622-0062885 and amended in 20180928-0096545, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5897, Page 882, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions and By-Laws for 1615 A & B Porter Avenue Townhomes, of record in Instrument No. 20170622-0062885, and First Amendment of record in 20180928-0096545, Register's Office for Davidson County, Tennessee. (4) Attorney's Certificate of record in Instrument No. 20180813-0079585, said Register's Office. (5) Charter of 1615 A & B Porter Avenue Townhouse Association of record in Instrument No. 20180207-0012474, Register's Office for Davidson County, Tennessee. (6) Subject to all matters as shown on Plat Book 843, Page 38, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **1615 B Porter Avenue, 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 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/our hand(s) this **11th** day of **October, 2018.**

Thomas Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Sanders,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **October, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21