Karen Y Johnson Davidson County
Batch# 164529 DEEDWARR
11/21/2018 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20181121-0114823

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$330,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2018.

Notary Public

My commission expires: 5/30/21
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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
Robert L. Mayville, III	Mortgage Research Center, LLC dba Veterans United Home Loans	**Map 072-15-2-G Parcel 001.00co**
1615 A Porter Avenue	1400 Veterans United Dr	
Nashville, TN 37206	Columbia, MO 65203	

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

Robert L. Mayville, III, a single man

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 A on the Plan of 1615 A & B Porter Avenue Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" of 1615 A & B Porter Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170622-0062885, Attorney's Certificate of record in Instrument No. 20180813-0079585, and as amended of record in Instrument No. 20180928-0096545, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 First Amendment to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 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 for 1615 A & B Porter Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170622-0062885, and amended of record in 20180928-0096545, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto. (4) Attorney's Certificate for 1615 A & B Porter Avenue Townhomes, a Horizontal Property Regime with Private Elements 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) All matters shown on the Plan of record in 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 A 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 **16th** day of **November, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **November, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

