Name and Address of New Owner:
Mon-Kisha Porter
11B North Hill St
Nashville, TN 37210

Send Tax Bills To:
Mon-Kisha Porter
11B North Hill St
Nashville, TN 37210

This Instrument Prepared By:
Andrew Mitchell, Attorney
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 105040H00200CO

Karen Y Johnson Davidson County
Batch# 172691 DEEDWARR
12/11/2018 02:31:11 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00



20181211-0120624

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **GP Michal Company, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mon-Kisha Porter, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, as established by the Declaration of Covenants, Conditions and Restrictions for 11 North Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170523-0050940, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GP Michal Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Olympus Development Group, LLC, a Tennessee Limited Liability Company, dated May 19, 2017, recorded May 23, 2017 of record in Instrument Number 20170523-0050943, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions and Restrictions for 11 North Hill Townhomes, of record in Instrument Number 20170523-0050940, Register's Office for Davidson County, Tennessee.

Property also known as improved property located at: 11B North Hill Street, Nashville, TN 37210.

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, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MM-VEES-18-11B

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of December, 2018.

GP Michal Company, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Gary Michalske, Authorized Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, _____ of the state and county mentioned, personally appeared Gary Michalske, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member- of GP Michal Company, LLC, the within named bargainor, a Limited Liability Company, and that such Gary Michalske as such Authorized Member-, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member-.

Witness my hand and seal, at office in Murfreesboro, TN, this 5th day of December, 2018.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature

Printed Name: _____

My commission expires: 5-3-2021

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF ~~RUTHERFORD~~ DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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

_____
(Affiant)

Sworn to and subscribed before me this 5th day of December, 2018.

_____
Notary Public
My commission expires: 7/6/20
File No. 2018-12