Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2776

Karen Johnson Davidson County
Batch# 186560 **DEEDWARR**
01/22/2019 10:32:14 AM 2 pgs
Fees: $13.00 Taxes: $984.20

20190122-0005867

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of January, 2019

Notary Public

Commission Expires: _____

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sophie Chiron 123 Porter Terrace Nashville, TN 37206	Sophie Chiron 6111 B Pennsylvania Av Nashville, TN 37209	072-15-0A-123.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Jocasta N. Gee, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sophie Chiron Jouan, a single 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 No. 123 on the Plan Porter Terrace Condominiums, Phase 2, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537 and amended in Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jocasta N. Gee, a single person by Warranty deed from Porter Terrace Partners II, LLC, a Tennessee limited liability company of record in Instrument No. 20160629-0066278 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016 and Scriveners Affidavit recorded on November 14, 2016, of record in Instrument No. 20161114-0119876.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 123 Porter Terrace, 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of January, 2019.

Jocasta N. Gee

STATE OF ALASKA
COUNTY OF 3RD JUDICIAL DISTRICT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jocasta N. Gee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anchorage, (City) Alaska this 14th day of January, 2019.

RB
State of Alaska
NOTARY PUBLIC
Randy Becker
My Commission Expires Dec. 17, 2020

(Notary Seal)

Randy Becker
Notary Public
My Commission Expires: _____

State of Alaska
NOTARY PUBLIC
Randy Becker
My Commission Expires Dec. 17, 2020