WARRANTY DEED

Karen Johnson Davidson County
Batch# 190368 DEEDWARR
01/31/2019 10:04:58 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20190131-0009338

File No. LG0004794

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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
Amanda D. Bromell	**NEW OWNER**	072-15-0W-003.00-CO
(NAME)	(NAME)	
203 Porter Village Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(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 **Amanda D Bromell, unmarried,** 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:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Porter Village, a Horizontal Property Regime With Private Elements, established by and Site Plan of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151231-0131447, as amended in 20160107-0001762, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust of record in Instrument No. 20150724-0073118 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 24, 2015, Quitclaim deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust of record in Instrument No. 20150724-0073119 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 24, 2015, Quitclaim deed from Southern Land Acquisitions, Inc., Trustee of The Ashley Samuel Land Trust of record in Instrument No. 20150724-0073120 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 24, 2015, and Quitclaim deed from Russell S. Jenkins of record in Instrument No. 20150804-0076879 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on August 04, 2015.

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 203 Porter Village Cir, 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 29th day of January, 2019.

The Porter Village Partners, G.P.

By: John Howard, Managing 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 Managing Partner of The Porter Village Partners, GP a Tennessee general partnership, a Tennessee general partnership, the within named bargainor, and that he/she as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Managing Partner.

Witness my hand this 29th day of January, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Suite 203-A
Nashville, TN 37215