Karen Johnson Davidson County
Batch# 196805 DEEDWARR
02/20/2019 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190220-0015267

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

CHRISTOPHER BUCKLEY BUTLER NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.

J-BR-19-1948

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stewart Breeding	~~New Owner~~ Access National Mortgage	
(NAME)	(NAME)	
1948 Porter Rd	1800 Robert Fulton Drive #550	**PART OF 072-16-0-122.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Reston VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CENTRAL COAST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEWART BREEDING,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of PORTER AND HARWOOD RESIDENCES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing , a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180221-0016410, 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 the same property conveyed to Central Coast Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Matthew Hagerty, a single man, of record in Instrument No. 20180418-0036567, in the Register's Office of Davidson County, Tennessee, dated April 9, 2018 and recorded on April 18, 2018.

Being the same property conveyed to Matthew Hagerty, a single man, by Warranty Deed from Chris Wright, a single man, of record in Instrument No. 20180221-0016411, in the Register's Office of Davidson County, Tennessee, dated February 20, 2018 and recorded on February 21, 2018.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PORTER AND HARWOOD RESIDENCES Condominium of record in Instrument No. 20180221-0016410, Bylaws listed as Exhibit B of Instrument No. 20180221-0016410; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART ONE, PORTER HEIGHTS, as recorded in Plat Book 1130, Page(s) 44, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Deed Book 1163, Page 389, in the Register's Office of Davidson County, Tennessee.
- Easement for Right of Way, recorded in Instrument No. 20180228-0018892, in the Register's Office of Davidson County, Tennessee.
- HOA CHARTER of record in Instrument No. 20180315-0024631, in the Register's Office of Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1948 Porter Rd, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF FEBRUARY, 2019.

Central Coast Properties, LLC

BY: _____
Matthew Hagerty
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW HAGERTY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CENTRAL COAST PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of February, 2019.

_____
Notary Public
My Commission Expires: 5-02-2022
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY