WARRANTY DEED

Karen Johnson Davidson County
Batch# 198826 DEEDWARR
02/25/2019 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190225-0016979

File No. LG0004918

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 22nd day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON LESLIE GARSIDE

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
Michelle Francis	Same as New Owner	072-15-0W-008.00
(NAME)	(NAME)	
208 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 **Michelle Francis, an unmarried woman,** 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 8, PORTER VILLAGE, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions, and Restrictions, as shown on plat of record in Instrument No. 20151231-0131447, as amended in Instrument No. 20160107-0001762 in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being 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, in the Register's Office of Davidson County, Tennessee, dated July 22, 2015, and recorded on July 24, 2015 to The Porter Village Partners, a Tennessee general partnership, by Quitclaim Deed, from Russell S. Jenkins, of record in Instrument No. 20150724-0073119, in the Register's Office of Davidson County, Tennessee, dated July 24, 2015, and recorded on July 24, 2015 to The Porter Village Partners, a Tennessee general partnership, by Quitclaim Deed Southern Land Acquisitions, Inc., Trustee of The Ashley Samuel Land Trust, of record in Instrument No. 20150724-0073120, in the Register's Office of Davidson County, Tennessee, dated July 15, 2015, and recorded on July 24, 2015 to The Porter Village Partners, a Tennessee general partnership, by Quitclaim Deed Southern Land Acquisitions, Inc., Trustee of The Ashley Samuel Land Trust, of record in Instrument No. 20150724-0073121, in the Register's Office of Davidson County, Tennessee, dated July 15, 2015, and recorded on July 24, 2015 and to The Porter Village Partners, a Tennessee general partnership, by Quitclaim Deed from Russell S. Jenkins, of record in Instrument No. 20150804-0076879, in the Register's Office of 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 2019, 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 208 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 22nd day of February, 2019.

The Porter Village Partners, GP

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 22nd day of February, 2019.

M. Menke
Notary Public

My commission expires: 3-8-2022



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

