PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 199351 DEEDWARR
02/26/2019 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190226-0017369

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60301
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Austin Lance Van Arsdale Leah Marie Papuchis Van Arsdale 4505 Harding Pike #61 E Nashville, TN 37205	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 116030A05700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Porter, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin Lance Van Arsdale and Leah Marie Papuchis Van Arsdale, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 61-E, of Royal Oaks Tower Condominums Apartment a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, page 189, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Garage Space is NOT being conveyed with this conveyance. Grantor is retaining ownership of corresponding Garage Space.

Being part of the same property conveyed to Martha Emily Porter, unmarried, by Warranty Deed from Martha Ann Dillon, unmarried, dated April 29, 1993 and recorded on April 29, 1993 or record in Book 8930, page 770, Register's Office for Davidson County, Tennessee, subject property was conveyed to William E. Porter and Martha E. Porter as joint tenants with right of survivorship by deed of record in Book 10767, page 806, said Register's Office. The said Martha E. Porter has since died.

Patricia Dobbs Porter, spouse of William E. Porter, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 189, said Register's Office, to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 4505 Harding Pike, # 61 E, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2019.

William E. Porter **Patricia Dobbs Porter**

State of Tennessee

County of Davidson

On this 22nd day of February, 2019, before me the undersigned authority, personally appeared William E. Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

On this 22nd day of February, 2019, before me the undersigned authority, personally appeared Patricia Dobbs Porter, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

My Commission Expires: _____ Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

Sworn and subscribed before me this 22nd day of February, 2019.

Notary

My Commission Expires: 3/24/2020

DEANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).