WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 203958 DEEDWARR
03/08/2019 03:11:25 PM 2 pgs
Fees: $13.00 Taxes: $784.40

20190308-0021591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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)
Erin Cutright	**NEW OWNER**	
(NAME)	(NAME)	**160-14-0B-174.00-CO**
5878 Brentwood Trce		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **DOUGLAS P. PORTELL AND CINDY L. PORTELL, TRUSTEES OF THE DOUGLAS P. PORTELL AND CINDY L. PORTELL TRUST DATED JUNE 28, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN CUTRIGHT, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 5878, in Brentwood Trace Condominiums, a horizontal Property regime, Located on Old Hickory Boulevard, Brentwood, Davidson county, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 261, Register's office for Davidson county, Tennessee. And described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which references here made. The easements, Restrictive covenants, Conditions and Regulations imposed upon and relating to the property, apartments, Co-owners and tenants of Brentwood Trace condominiums, contained in the Master Deed and the by-laws appended thereto, recorded in Book 5524, Page 415, Register's office for said county, amendment to Master deed in Book 5545, Page 510 and amendment to by-laws in book 5537, Page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Douglas P. Portell and Cindy L. Portell, Trustees of the Douglas P. Portell and Cindy L. Portell Trust dated June 28, 2016 by Quitclaim deed from Douglas P. Portell and Cindy L. Portell, husband and wife of record in Instrument No. 20160826-0089632 Register's Office for Davidson County, Tennessee, dated August 18, 2016 and recorded on August 26, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5524, Page 415, as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee.
- By-Laws of Brentwood Trace of record in Book 5524, Page 424, as amended in Book 5537, Page 988 and Book 5868, Page 70, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4460, Page 110 and Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6122, Page 419 and Book 6122, Page 424, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20181029-0106563, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5878 Brentwood Trce, Brentwood, Tennessee 37027**.

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 5th DAY OF MARCH, 2019.

Douglas P. Portell and Cindy L. Portell Trust dated June 28, 2016

BY: _____ TR
Douglas P. Portell
Trustee

BY: _____ TR
Cindy L. Porter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DOUGLAS P. PORTELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of DOUGLAS P. PORTELL AND CINDY L. PORTELL TRUST DATED JUNE 28, 2016, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 5th of March, 2019.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

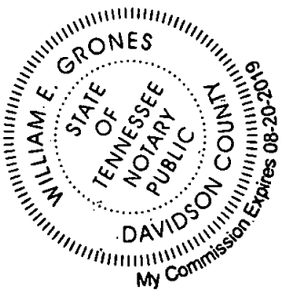


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CINDY L. PORTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of DOUGLAS P. PORTELL AND CINDY L. PORTELL TRUST DATED JUNE 28, 2016, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 5th of March, 2019.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212