File Box 8



# WARRANTY DEED

Karen Johnson Davidson County
Batch# 224567 DEEDWARR
05/01/2019 02:47:18 PM 2 pgs
Fees: $13.00 Taxes: $540.20

20190501-0040506

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Cynthia Ray McConnell | old Republic State Mort. | 129-15-0-A-064.00 CO |
| (NAME) | (NAME) | |
| 3712 Hobbs Road | 2708 old Rosebud Rd. Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Lexington, KY 40509 | |
| (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, we, **Timothy J. Portale and wife, Leigh Ann Portale and William M. Abney, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Ray McConnell, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 64 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated and as established by the Master Deed establishing Belle Meade Highlands Condominium of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed, reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete and accurate description thereof.

Being the same property conveyed to Timothy J. Portale and wife, Leigh Ann Portale and William M. Abney, unmarried, by Warranty Deed from Edward Hunter Williams and wife, Angie Williams, dated June 28, 2005, of record in Instrument No. 20050629-0074902, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 21 Vaughns Gap Road, Unit 64E, Nashville, TN 37205
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

**This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of Belle Made Highlands Condominiums, of record in Book 7091, page 302, as amended in Instrument No. 20071025-0126213, Instrument No. 20080424-0042111 and Appointments of Substitute Trustee of record in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106; Articles of Incorporation/Charter of record in Book 7091, page 302, as amended in Instrument No. 20071025-0126213 and Book 7102, page 223; Easement for sanitary sewer/ storm drainage of record in Book 4816, page 427 and Book 4881, page 710; Temporary easement agreement of record in Book 11000, page 273; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 30th day of April, 2019.

Timothy J. Portale

Leigh Ann Portale

WILLIAM M. ABNEY BY ATTORNEY-IN-FACT

William M. Abney
By: Leigh Ann Portale, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Timothy J. Portale and Leigh Ann Portale, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2019.

Notary Public

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Leigh Ann Portale, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for William M. Abney, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of William M. Abney, the within named bargainor by the said Leigh Ann Portale as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2019.

Notary Public

My Commission Expires:_____

File No.: 29285

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023