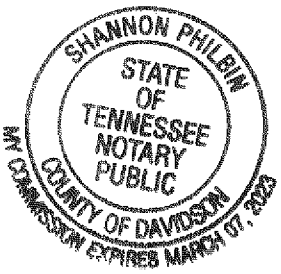
# WARRANTY DEED




State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of June, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**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 |
|---|---|---|
| John R. Ewing | Citizens Bank, N.A. | 142-04-0-A-142.00 CO |
| (NAME) | (NAME) | Karen Johnson Davidson County |
| 214 Old Hickory Blvd., Unit No. 142 | PO Box 2800 | Batch# 243461 DEEDWARR |
| (ADDRESS) | (ADDRESS) | 06/14/2019 11:48:30 AM 2 pgs |
| Nashville, TN 37221 | Glen Allen, VA 23058 | Fees: $13.00 Taxes: $599.40 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 20190614-0057416 |

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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John R. Ewing, an unmarried man and Dorothy Karen Ewing, a married woman as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 142 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plat of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Timothy J. Portale and wife, Leigh Ann Portale, by Warranty Deed from Betty L. McKenzie, unmarried, dated September 28, 2005, of record in Instrument No. 20051026-0129183, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 214 Old Hickory Blvd., Unit No. 142, Nashville, TN 37221
(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.

**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; All matters appearing on the plat of record in Book 5200, page 167; Master Deed and Bylaws establishing a Horizontal Property Regime of Belle Forest Condominiums, of record in Book 5438, page 699; By-Laws of record in Book 6082, page 866 and Instrument No. 20020321-0034877; Articles of Incorporation/ Charter of record in Book 5460, page 987 and Book 6551, page 78; Easement for driveway and utilities of record in Instrument No. 20130708-0070348; Easement for construction of drainage facility of record in Book 7957, page 145; Easement for sanitary sewer of record in Book 8248, page 214 and Instrument No. 20000915-0091869; Easement for public utilities of record in Book 8019, page 126; Easement agreement of record in Book 5074, page 945; Leasing Rules of record in Instrument No. 20120125-0006973; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 12th day of June, 2019.

Timothy J. Portale

Leigh Ann Portale

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 purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of June, 2019.

Notary Public
My Commission Expires: _____

File No.: 29451

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

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee )
)
County of Davidson )

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020