Warranty Deed

Karen Johnson Davidson County
Batch# 281773 DEEDWARR
09/06/2019 09:25:51 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20190906-0090064

STATE OF _____
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 160,000

_____, **Affiant**

Subscribed and sworn before me this the
6 **Day of** Sept, 2019.
A Hayes, **Deputy Register**

THIS INSTRUMENT WAS PREPARED BY
Port Royal, LLC 301 Northcreek Blvd. #208, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Port Royal, LLC	New Owner	136030A04700CO
(NAME)	(NAME)	
301 Northcreek Blvd #208		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carla M. Rubeo, single,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby remise, release and convey unto **Port Royal, LLC** hereinafter referred to as Grantee, its heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Townhouse #47, Building #12, in a Horizontal Property Regime which is located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carla M. Rubeo by deed from Joshua Lugo of record instrument number 20160219-0016122 dated 2/19/2016 at the Register's Office for Davidson County TN

This is property known as 4000 Anderson Rd #47, Nashville TN 37217

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 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 current years taxes which are not yet payable.

Witness our hands on 4th day of September 2019.

Carla M. Rubeo

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Carla M. Rubeo** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument (**Warranty Deed**) for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 4th day of September 2019.

Kerollos Metyis
Notary Public
Commission Expires: 1/3/2023

KEROLLOS METYIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY