Karen Johnson Davidson County
Batch# 282185 DEEDQC
09/06/2019 01:42:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190906-0090244

This Instrument Was Prepared By: (FRH)
Adams and Reese LLP
424 Church Street, Suite 2700
Nashville, TN 37219

Name and Address of New Owner:	Send Tax Bills To:	Tax Map/Parcel No.:
Tudor Building Group, GP 110 Windsor Drive Nashville, Tennessee 37205	Same	072-15-356 and 072-15-237

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Porter Village Partners, a Tennessee general partnership** (the "Grantor"), does hereby quitclaim and convey unto **Tudor Building Group, GP, a Tennessee general partnership** (the "Grantee"), and Grantee's successors and assigns, all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This is property known as 1505 and 1509 Porter Road, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including as set forth on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of this 4th day of September, 2019.

GRANTOR:

The Porter Village Partners, a Tennessee general partnership

By: _____

Name: John Howard

Title: Co-managing general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 2019.

_____
NOTARY PUBLIC

RUSSELL HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2020

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me this 4th day of September, 2019.

_____
Notary Public

ERIN J. EDGELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-20-2021

My Commission Expires: 11/20/21

EXHIBIT A

Legal Description
For the combined area of Lot 35 and the portion of Lot 1 that is makes up phase 2.

Land situated in the 7th Council District of Davidson County, Tennessee, being lot numbers 35 of Plan of M.P. Estes Subdivision of certain lots in Sharp & Horn's Addition, of record in Plat Book 843, Page 39, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), also being the westerly portion of lot 1 on the final Plat of Porter Road SP, Resubdivision of lot 3 Sharpe and Horns 6th Addition lots 6-13 lots 20 21 36 M P Estes of record in Instrument Number 20150731-0075882, R.O.D.C. and is more particularly described as follows:

Commencing at the intersection of Cahal Avenue and Porter Road thence in a southerly direction 113.6' feet to a point in the easterly margin Porter Road, located at approximate Tennessee State Plane Coordinates, N:678407.156 E:1754532.615, and being the southwest property corner of the Homes at 1601 Porter Road owned by JRS Development Partners, of record in Instrument Number 20140328-0025656, R.O.D.C., TN., and being the point of beginning of herein described land;

thence leaving said margin with the southerly line of the Homes at 1601 Porter Road, South 84°13'20" East, a distance of 121.90 feet to an iron rod set on the westerly line of LOT 33 Owned by James D. Beard, & Jessica Hines-Beard, of record in Instrument Number 20130730-0079182, R.O.D.C., TN.;

thence with the westerly line of lot 33, South 08°13'18" East, a distance of 50.00 feet to an iron rod set on the northerly line of lot 1, Porter Road SP;

thence with the common line of lot 1 & lot 35, North 82°59'04" West, a distance of 83.50 feet to an iron rod set;

thence leaving said line with the line between phases 1 & 2, South 07°15'47" West, a distance of 222.49 feet to an iron rod set on the Northerly line of Porter Terrace Condominiums, of record in Deed Book 7174, Page 537, R.O.D.C., TN.;

thence with said line, North 82°44'13" West, a distance of 157.39 feet to an iron rod set on the easterly margin of Porter Road;

with the easterly margin of porter road for the next (3) three calls;
thence, North 31°33'18" East, a distance of 243.84 feet to an iron rod set on the southerly line of lot 35;
thence, North 82°59'04" West, a distance of 14.92 feet to an iron rod set;
thence, North 31°12'25" East, a distance of 50.00 feet to the point of beginning of herein described land, having an area of 30,343.16 square feet or 0.697 acres of land more or less;

Information was taken from an 2013 Survey, lasted updated on April 15, 2019, and the legal description was written on May 31, 2019, by Dale and Associates under the supervision of Steven C. Matthews, TN. R.L.S. #2352. Project #13041;

Being the same land conveyed to Porter Village Partners, a Tennessee General Partnership, by General Warranty Deed, from 1509 Porter LLC, a Tennessee Limited Liability Company, dated March 8, 2019 and appearing in of record in Instrument Number 20190308-0021633, R.O.D.C., TN;

Being the same land conveyed to Porter Village Partners, a Tennessee General Partnership, by Quitclaim Deed, from Russell S. Jenkins, dated June 27, 2015 and appearing in of record in Instrument Number 20150804-0076879, R.O.D.C., TN;

EXHIBIT B

1. Matters shown on the Plan of record in Instrument No. 20150731-0075882, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 1102, Page 7, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 754, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20170202-0011335, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Instrument No. 20151231-0131447, said Register's Office.

   The Restrictive Covenants were amended by instrument of record in Instrument No. 20160107-0001762, said Register's Office.

6. Amendment to Restrictive Covenants were amended by instrument of record in Instrument No. 201909060090242, said Register's Office.

7. Matters shown on the Plan of record in Book 843, Page 39, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4166, Page 347, said Register's Office.

9. Utility Easement of record in Instrument No. 20170208-0013313, said Register's Office.

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)