WARRANTY DEED

Karen Johnson Davidson County
Batch# 359470 DEEDWARR
02/18/2020 10:30:22 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20200218-0017755

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

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
Madison A. West	Madison A. West	052-14-0-A-026.00 CO
(NAME)	(NAME)	
2521 Pennington Bend Road, Number 213	2521 Pennington Bend Road, Number 213	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, I, **Datya Porter, Trustee of the Datya Porter Revocable Living Trust dated December 16, 2015,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madison A. West, a single 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:

Being Unit No 26 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee, together with common elements.

Being the same property conveyed to Datya Porter by Warranty Deed from Kevin D. Long and Andrea W. Long, husband and wife, dated August 10, 2012, of record in Instrument No. 20120813-0072324, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Datya Porter, Trustee of the Datya Porter Revocable Living Trust dated December 16, 2015, by Quitclaim Deed from Datya Porter, unmarried, dated December 16, 2015, of record in Instrument No. 20160112-0003182, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2521 Pennington Bend Road, Number 213, Nashville, TN 37214
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 2020, 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 Instrument No. 20040812-0097543; All matters shown in Master Deed of record in Instrument No. 20040811-0097169, amended in Instrument No. 20070928-0115984; Easement for pedestrian access of record in Instrument No. 20121130-0109843; Stormwater Detention Agreement of record in Instrument No. 20030929-0143278; HOA Charter of record in Instrument No. 20040811-0097168; Rights of others in and to party walls located on the subject property; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 14th day of February, 2020.

The Datya Porter Revocable Living Trust dated
December 16, 2015

Datya Porter

Datya Porter, Trustee

State of Tennessee
County of Williamson

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

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of February, 2020.

Notary Public
My Commission Expires: _____

File No.: 30976

