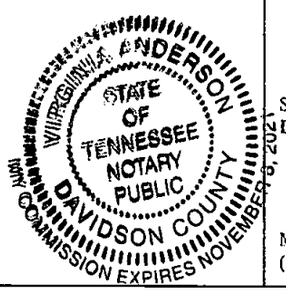
Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 359804 DEEDWARR
02/19/2020 08:25:59 AM 2 pgs
Fees: $13.00 Taxes: $1,276.13

20200219-0018184



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sara Stile	New Owner	Parcel ID: 072 15 0W 003.00
(NAME) 203 Porter Village Circle	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amanda D. Bromell, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sara A. Stile, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Porter Village, a Horizontal Property Regime With Private Elements, established by and Site Plan of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151231-0131447, as amended in 20160107-0001762, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Robert L. Scruggs, Trustee of the Patane Hamilton Trust dated July 22, 2015 and recorded July 24, 2015 as Instrument No. 20150724-0073118, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Robert L. Scruggs, Trustee of The Patane Hamilton Trust dated July 22, 2015 and recorded July 24, 2015 as Instrument No. 20150724-0073119, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Southern Land Acquisitions, Inc., Trustee of The Ashley Samuel Land Trust dated July 15, 2015 and recorded July 24, 2015 as Instrument No. 20150724-0073120, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Porter Village Partners, a Tennessee general partnership by Quitclaim Deed from Russell S. Jenskins dated July 27, 2015 and recorded August 4, 2015 as Instrument No. 20150804-0076879, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Amanda D. Bromell, unmarried by Warranty Deed from The Porter Village Partners, GP, a Tennessee general partnership dated January 29, 2019 and recorded January 31, 2019 as Instrument No. 20190131-0009338, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 203 Porter Village Circle, Nashville, TN 37206

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.

Witness our hands this 13th day of February, 2020

Amanda D. Bromell

Amanda D. Bromell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Amanda D. Bromell, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2020.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023