Karen Johnson Davidson County
Batch# 460301 DEEDWARR
08/19/200 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200819-0093588

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2322

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of August, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jonathan Dulong 105 Porter Terrace Nashville, TN 37206	CapStar Bank 2002 Richard Jones Road Ste 300A Nashville, TN 37215	072-15-0A-105.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Schoolhouse Suites LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Dulong, a single man

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 Nos. 105 as shown on the Plan of Porter Terrace Condominiums, Phase 2, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said units. Being a Condominium Apartment established pursuant to the provisions of the Tennessee Horizontal Code Annotated, and is subject to the provisions and requirements thereof and subject to the By-Laws for the administration thereof, subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon and including with limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Porter Terrace Condominiums, Phase 2 recorded in Book 7174, Page 537 and amended in Instrument No. 20160616-0061236, aforesaid records.

Being a portion of the same property conveyed to Schoolhouse Suites, LLC by Warranty deed from Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160616-0061237 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 16, 2016, Scrivener's Affidavit is recorded on November 14, 2016 in Instrument No. 20161114-0119865.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 105 Porter Terrace, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of August, 2020.

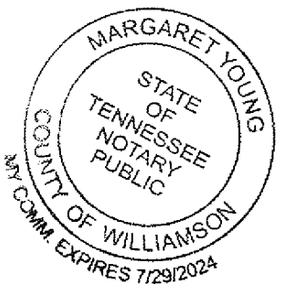
Schoolhouse Suites LLC

By: Kelly R Hedrick Booth, Authorized Signor
Kelly R. Hedrick Booth, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Kelly R. Hedrick Booth, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Authorized Signor of **Schoolhouse Suites, LLC**, and that she as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of August, 2020.



(Notary Seal)

Notary Public
My Commission Expires: 7/29/2024

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

