WARRANTY DEED

Karen Johnson Davidson County
Batch# 632641 **DEEDWARR**
05/10/2021 02:00:13 PM 2 pgs
Fees: $13.00 Taxes: $1,159.95

20210510-0062611

W-SB-BR-21-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Martine Dawant and Benoit Dawant	new owner	
(NAME) **121 Porter Ter**	(NAME) 2408 Blair Blvd	**072-15-0A-121.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA REEVES, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTINE DAWANT AND SPOUSE, BENOIT DAWANT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 121 on the Plan Porter Terrace Condominiums, 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 and amended in Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Angela Reeves Oak, a married woman by Warranty Deed from Porter Terrace Partners II, LLC, a Tennessee limited liability company of record in Instrument No. 20160722-0075906 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 22, 2016, Scrivener's Affidavit recorded on November 14, 2016, in Instrument No. 20161114-0119875.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 126, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Porter Terrace Condominiums, Phase 2 of record in Book 7174, Page 537 and amended in Instrument No. 20160616-0061236, Register's Office for Davidson County, Tennessee.
- Charter of the Porter Terrace Condominiums Homeowners Association of record in Book 7184, Page 692 and Instrument Number 20160523-0051464, in the Register's Office for Davidson County, Tennessee.
- Sewer and/or storm drainage easements of record in Book 4110, Page 754 and Book 4122, pages 363 and 367, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers of record in Book 7753, Page 462, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6550, Page 952, in the Register's Office for Davidson County, Tennessee.
- Deed of conveyance to Metro for sewer lines of record in Book 7453, Page 490, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140930-0090119, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20140626-0056101, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160629-0066278 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Porter Ter, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF MAY, 2021.

Angela Reeves f/k/a Angela Reeves Oak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212