Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6828

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE M
THIS 27th day of September, 2021

Notary Public

Commission Expires: _____

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 726296 DEEDWARR
09/29/2021 11:24:21 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210929-0130932

Address of New Owner	Send Tax Bills To:	Map & Parcel
FORGE Trust Co CFBO PO Box 7080 San Carlos, CA 94070	NEW OWNER	072-15-0A-107.00-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

FORGE TRUST CO CFBO: David R Howarth IRA 574934

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. 107 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 part of 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 , and Affidavit of Scrivener's recorded in Instrument No. 20161114-0119865, Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 16, 2016.

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: 107 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 used, 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 27th day of September, 2021.

Schoolhouse Suites, LLC

By: Kelly Hedrick Booth, Authorized Agent
Kelly Hedrick Booth, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, for the State and County, aforesaid, personally appeared **Kelly 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 Agent of Schoolhouse Suites, LLC**, and that she as such **Authorized Agent** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of September, 2021.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept. 8, 2025
Notary Seal
COUNTY OF DAVIDSON

Kaylie Payne
Notary Public
My Commission Expires: _____