WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204 1-16839-RR
File No.

~~WARRANTY~~ DEED

Karen Johnson Davidson County
Batch# 874750 DEEDWARR
06/21/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.23
20220621-0070239

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 1/3/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blake A. Dunaway	Fairway Independent Mortgage Corporation	072-15-0W 032.00 CO
(NAME)	(NAME)	
1507 Porter Road, Unit 205	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Tudor Building Group, GP, a Tennessee general partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Blake A. Dunaway, unmarried,** 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. 205, on the Plan of Porter Village Phase 2 Condominiums, as established by Declaration of Covenants, Conditions and Restrictions of Porter Village Phase 2 Condominiums, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220324-0034081, and amended by First Amendment to Porter Village Phase 2 Condominiums at Instrument No. 20220520-0058980 and Second Amendment to Porter Village Phase 2 Condominiums at Instrument No. 20220524-0060228 and Third Amendment to Porter Village Phase 2 Condominiums at Instrument No. 20220608-0065680 and further described at Instrument No. 20151231-0131447, as amended in Instrument No. 20160107-0001762, Instrument No. 20190906-0090242, Instrument No. 20200304-0024340, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto.

Being part of the same property conveyed to Tudor Building Group, GP, a Tennessee general partnership by deed of record in Instrument No. 20190906-0090243 and Instrument No. 20190906-0090244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1507 Porter Road, Unit 205, Nashville, TN 37206
(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 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 my/our hands this 13th day of June, 2022.

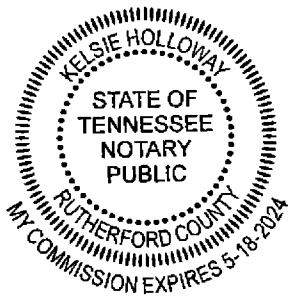
Tudor Building Group, GP
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Tudor Building Group, GP, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 13th day of June, 2022.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22586

Certificate of Authenticity

I, Michael Ference, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/13/22.

Affiant Signature

6/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of June, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

