03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Affiant

Subscribed and sworn to before me, this 11th day of February, 2010.

Notary Public
My commission expires: 02/11/13

BILL GARRETT, Davidson County
Trans: T20100010694 DEEDWARR
Recvd: 02/23/10 13:06 2 pgs
Fees: 13.00 Taxes: 355.20
20100223-0013757

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-13

03-1001-36365

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristen Tanner	Bank of America, N.A.	096-11-0-A 049.00CO
340 Hickory Place	900 W. Trade Street	
Nashville TN 37214	Charlotte, NC 28255-0001	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Betty J. Smith Porter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristen Tanner, hereinafter called the Grantees, their successors 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. F-6, Phase VI on the Plan of Hickory Place Condominiums, shown on Exhibit "C" to the Amendment to the Master Deed of Hickory Place Condominiums, of record in Book 6472, Page 435, Book 6476, Page 663, Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187, and Book 7015, Page 192, Register's Office for said County, to which reference is hereby made for a more complete description. Unit F-6 being part of the unit plan for Phases 2-B, Section I, Hicory Place Condominiums of record in Book 6250, Page 795, said Register's Office.

Being the same property conveyed to Betty J. Smith by deed from James G. Curtis, dated March 22, 2002, recorded March 28, 2002, of record in Instrument No. 20020328-0038226, Register's Office for Davidson County, Tennessee. Betty J. Smith having since married and now being known as Betty J. Smith Porter.

Subject property is not now, and never has been the marital residence of the grantor herein.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 340 Hickory Place, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of February, 2010.

Betty J. Smith Porter

Betty J. Smith Porter

Raymond E. Porter

RAYMOND E. PORTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty J. Smith Porter* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained. *AND RAYMOND E. PORTER

Witness my hand in Nashville, TN, this 11th day of February, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013