BILL GARRETT, Davidson County
Trans:T20100042744 DEEDWARR
Recvd: 07/12/10 16:00 3 pgs
Fees:18.00 Taxes:1387.50
20100712-0054761

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 50525

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kirk Porter Stefanie Porter 600 Summerwind Circle Nashville, Tennessee 37215	New owner

TAX MAP-PARCEL NUMBERS: 131060B05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Owen Richards, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kirk Porter and wife, Stefanie Porter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Burton Hills Village of Summerwind 12 of record in Book 6250, page 811, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Owen Richards, unmarried by warranty deed from Richard D. Richards and wife, Alice M. Richards, dated August 22, 2003 and recorded on Aug. 27, 2003 of record in Book Instrument No. 20030827-0124427, Register's Office for Davidson County, Tennessee.

Elizabeth Richards joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 811, said Register's Office, which Plan shows a minimum building setback line and easement The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 6778, page 510, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 6917, page 736, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Elizabeth Richards by William Owen Richards pursuant to a Power of Attorney executed by her on the 6th day of July, 2010, of record in Instrument No. 20100712-0054760 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 600 Summerwind Circle, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of July, 2010 .

William Owen Richards

Elizabeth Richards by William Owen Richards, Atty-In-Fact

State of ALABAMA

County of Mobile

On this 6th day of July, 2010, before me the undersigned authority, personally appeared **William Owen Richards** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/25/2010

Notary

State of Alabama
County of Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **William Owen Richards** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Elizabeth Richards , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2010

Notary Public

My Commission Expires: 9/25/2010

State of Alabama

County of Mobile

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is:$375,000.00

Affiant

Sworn and subscribed before me this 6th day of July, 2010

Notary Public

My Commission Expires: 9/25/2010

EXHIBIT "A"
To
Warranty Deed

FROM: William Owen Richards, married

TO: Kirk A. Porter and spouse, Stefanie C. Porter

State of Alabama
County of Mobile

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William Owen Richards, Affiant

Sworn to and subscribed before me this 6th day of July, 2010

Notary Public

My Commission Expires: 9/25/2010