PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20120064430 DEEDWARR

Recvd: 08/28/12 14:10 2 pgs

Fees:13.00 Taxes:606.80

20120828-0077611

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51500

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Teresa M. Poff 9027 Sawyer Brown Road Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142-9-B 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$164,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis J. Sweat**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Teresa M. Poff** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9027 on the Plan of River Plantation, Section IX, Phase II-E, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 7900, Pages 583 and 584, Register's Office for said County, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited commons elements of the Condominium.

Being the same property conveyed to Phyllis J. Sweat by deed from Haury and Smith Contractor, Inc., dated March 28, 1994, recorded March 31, 1994 in Book 9295, Page 936, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Pages 583 and 584, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 9027 Sawyer Brown Road, Nashville, Tennessee 37221

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 27th day of August, 2012.

Phyllis J. Sweat

State of TENNESSEE
County of DAVIDSON

On this 27th day of August, 2012 , before me the undersigned authority, personally appeared Phyllis J. Sweat , 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: _____

Notary

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

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $164,000.00

Affiant

Sworn and subscribed before me this the 27th day of August, 2012

My Commission Expires: _____

Notary Public

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