Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120079181 DEEDWARR
Recvd: 10/18/12 09:02 2 pgs
Fees:13.00 Taxes:370.00
20121018-0095502

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Boulevard - Suite 212
Nashville, TN 38214

# WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of October, 2012, by and between Misun Porter, a married woman, party of the first part, and Shatika Derrick, a/k/a Shatika N.F. Derrick, a married woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:
Lot 145, on the plan of Hickory Highland Place, Section 2, Phase 3, of record in Instrument Number 20020315-0032956, Register's Office for Davidson County, Tennessee, to which reference is hereby m ade for a more particular description thereof.

Being all or part of the same property conveyed to Misun Porter by virtue of that certain Cash Deed dated May 15, 2012, at Instrument No. 20120516-0042295 in the Register's Office of Davidson County, Tennessee. * Seller warrants that this property has been used for investment purposes only and never as her primary residence.*

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Misun Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Misun Porter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Shatika Derrick, a/k/a Shatika N.F. Derrick

Tax Parcel No 16302009400

Property Address: 5128 Highlander Drive
Antioch, TN 37013

MAIL TAX
BILLS TO: Primelending
18111 Preston Rd #90
Dallas TX 75252

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of October, 2012.

Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15