Box: 13
Fil # 6522

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

BILL GARRETT, Davidson County
Trans:T20130004001 DEEDWARR
Recvd: 01/15/13 10:49 2 pgs
Fees:13.00 Taxes:1276.50
20130115-0004746

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

W & I Ref:(DM) Title No: 52115
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mitchell E. Kornberg Tammy S. Kornberg 8028 Poplarwood Road Nashville, Tennessee 37221	~~NAME~~ Discover Home Loans, Inc 1173 Technology Dr Irvine CA 92618

TAX MAP-PARCEL NUMBERS: 155030C00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brick Sturgeon and wife, Jennifer Sturgeon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mitchell E. Kornberg and spouse, Tammy S. Kornberg** 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. 6 on the Plan of Poplarwood Section I of record in Book 9700, page 196, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brick Sturgeon and wife, Jennifer Sturgeon by Warranty Deed from Lois L. Pfeiffer, dated June 29, 2001 and recorded on July 2, 2001 of record in Doc. No. 20010702-0069662, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 196, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9019, page 334, Book 10013, page 935, Book 10206, page 512, By Laws in Book 11606, page 13, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8028 Poplarwood 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 10th day of January, 2013.

Brick Sturgeon

Jennifer Sturgeon

State of TENNESSEE
County of DAVIDSON

On this 10th day of January, 2013 , before me the undersigned authority, personally appeared Brick Sturgeon and Jennifer Sturgeon , 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: 9/8/2013

Notary

State of TENNESSEE
County of DAVIDSON

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Sworn and subscribed before me this the 11th day of January, 2013

My Commission Expires: _____

Notary Public

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County