File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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

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

W & I Ref:(DM) Title No: 52563
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tual D. Tual **6535 Premier Drive, Apt #H-22** **Nashville, Tennessee 37209**	**Peoples Home Equity** **5205 Maryland Way, Suite 100** **Brentwood, Tennessee 37027**

TAX MAP-PARCEL NUMBERS: 10204011600

BILL GARRETT, Davidson County
Trans:T20130047850 DEEDWARR
Recvd: 06/07/13 14:15 2 pgs
Fees:13.00 Taxes:503.20
20130607-0058259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$136,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Port, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tual D. Tual** 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. 1110on the Plan of Charlotte Park, Section 19, of record in Book 3600, page 83, Register's Office for said County.

Said Lot No. 1110 fronts 85.00 feet on the northwesterly margin of Thunderbird Drive and extends back 137.70 feet on the northerly line and 152.0 feet on the southerly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Stephen Port by Warranty Deed from Georgia Port dated March 7, 2006 and recorded on March 10, 2006, of record in Doc. No. 20060310-0028307, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 83, said Register's Office, which Plan shows a 30 foot minimum building setback line from Thunderbird Drive and a 10 foot easement for public utility and drainage purposes along the rear and northerly side line(s).

This is improved property, known as: 6456 Thunderbird Drive, Nashville, Tennessee 37209

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 31st day of May, 2013.

Stephen Port

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2013, before me the undersigned authority, personally appeared Stephen Port, 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: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

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 $136,000.00

Affiant

Sworn and subscribed before me this the 31st day of May, 2013

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3 2015

Notary Public