PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

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

W & I Ref:(_____) Title No: 52559
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Johnny Lewis Claud, Jr. Ann Marie Claud	PrimeLending, a Plains Capital Company 18111 Preston Road, #900 Dallas, TX 76=5252

TAX MAP-PARCEL NUMBERS: 155-070-B -002CO

BILL GARRETT, Davidson County
Trans:T20130050279 DEEDWARR
Recvd: 06/14/13 13:29 2 pgs
Fees:13.00 Taxes:1024.53
20130614-0061094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$276,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Kenneth D. Tyler and wife, Carla C. Tyler, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Johnny Lewis. Claud, Jr. and wife, Ann Marie Claud 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. 2 on the Plan of Poplar Creek Estates, Phase V, Section "A" 1st Revision, (Highlands of Allen's Green), of record in Book 9700, Page 390, revised in Book 9700, Page 784, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth D. Tyler and wife, Carla C. Tyler by deed from The Jones Company of Tennessee, LLC, dated December 22, 2003, recorded December 29, 2003 in Instrument No. 20031229-0183412, 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 390, revised in Book 9700, Page 784, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10425, page 93, and Book 11356, page 662, 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: 6719 Cold Stream Drive, 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 7th day of June, 2013.

Kenneth D. Tyler

Carla C. Tyler

State of TENNESSEE
County of DAVIDSON

On this 7th day of June, 2013, before me the undersigned authority, personally appeared Kenneth D. Tyler Carla C. Tyler , 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 Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $276,900.00

Affiant

Sworn and subscribed before me this the 7th day of June, 2013

My Commission Expires: 3/1/16

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

Notary Public