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

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

W & I Ref:(_____) Title No: 52744
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Goins 6508 Wildgrove Drive Antioch, Tennessee 37013	The Mortgage Firm, Inc. 921 Douglas Avenue #200 Altamonte Springs, FL 32714

TAX MAP-PARCEL NUMBERS: 176050A00100CO

BILL GARRETT, Davidson County
Trans:T20130064997 DEEDWARR
Recvd: 07/30/13 12:31 2 pgs
Fees:13.00 Taxes:488.40
20130730-0079164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Fuller and wife, Leanna Fuller,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David Goins,** a single man, 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. 18 on the Plan of Hickory Woods Estates Section "C" of record in Book 6900, page 885, 886 and 887, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Scott Fuller and wife, Leanna Fuller, by Warranty Deed from Amanda C. Arledge, unmarried, dated August 1, 2006 and recorded on August 14, 2006, of record in Doc. No. 20060814-0099836, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, pages 885, 886 and 887, said Register's Office; Covenants Conditions and Restrictions of record in Book 9678, page 178, Book 9764, page 44, and Doc. No. 20001207-0120450, said Register's Office.

This is improved property, known as: 6508 Wildgrove Drive, Antioch, Tennessee 37013

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 17 day of July, 2013.

Scott Fuller

Leanna Fuller

State of Pennsylvania
County of Allegheny

On this 17 day of July, 2013, before me the undersigned authority, personally appeared Scott Fuller and Leanna Fuller, 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.

JAIMIE A. CIUFI NOTARIAL SEAL COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

My Commission Expires: May 28, 2017

Notary

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jaimie A. Ciufi, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires May 28, 2017

State of TENNESSEE
County of ~~DAVIDSON~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Sworn and subscribed before me this the 18 day of July, 2013.

Notary Public

My Commission Expires 8/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.