Davidson County DEEDWARR
Recvd: 07/09/14 15:33 3 pgs
Fees:18.00 Taxes:847.30
20140709-0060521

Return To: 14002318
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

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:(DM) Title No: 53633
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Reed A. Portis 1017 Harpeth Valley Court Nashville, Tennessee 37221	IBERIABANK Mortgage Company 106 Dover West Memphis, AR 72301

TAX MAP-PARCEL NUMBERS: 12712000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon Sue Thompson Crowell and Randal L. Thompson, heirs at law of Mildred Paunee Pleming Thompson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reed A. Portis, a single person,** 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. 9 on the Plan of Bellevue Manor of record in Book 3600, pages 32 and 33, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mildred Paunee Pleming Thompson for life with remainder to Randall L. Thompson and Sharon Sue Thompson Crowell by Warranty Deed from Bradley E. Jacob d/b/a Rachelle Homes, dated March 24, 1997 and recorded on March 26, 1997 of record in Book 10392, page 157, Register's Office. The said Mildred Paunee Pleming Thompson has since died. By Affidavit of Heirship of record in Doc. No. 20061013-0127546, said Register's Office, Sharon Sue Thompson Crowell and Randall L. Thompson were established as the heirs at law of Mildred Paunee Pleming Thompson.

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

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600 Pages 32 and 33 amended in Book 9932, page 677, said Register's Office, which Plan shows a 60 foot minimum building setback line from Harpeth Valley Court and a 10 foot easement for public utility and drainage purposes along the broken rear line of said lot.

This is improved property, known as: 1017 Harpeth Valley Court, 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 9th day of July, 2014.

Sharon Sue Thompson Crowell
Sharon Sue Thompson Crowell

Randall L. Thompson
Randal L. Thompson

State of TENNESSEE
County of DAVIDSON

On this 9th day of July, 2014 , before me the undersigned authority, personally appeared Sharon Sue Thompson Crowell and Randal L. Thompson , 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

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 $229,000.00

Affiant

Sworn and subscribed before me this the 9th day of July, 2014

My Commission Expires: 6-18-17 Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

Heather Lee
Notary Public

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

