PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*
*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160052927 DEEDWARR
Recvd: 06/22/16 09:03 2 pgs
Fees:13.00 Taxes:795.50
20160622-0063351

W & I Ref: (DM) Title No.: 58389
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Porch Realty, LLC<br>3520 West End Ave. #5<br>Nashville, TN 37205 | Porch Realty, LLC<br>618 Vernon Avenue<br>Nashville, TN 37209 |

**TAX MAP PARCEL NUMBERS:** 104090E00500CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$215,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tonya G. Blades, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Porch Realty, LLC** a Tennessee Limited Liability Company 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5 of Richland Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 570, Register's Office for said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Tonya G. Blades, Norma G. Blades and Tony Blades by Warranty Deed from Michael Craig Thigpen, unmarried, dated March 30, 2001 and recorded on April 4, 2001 of record in Instrument No. 20010404-0032477, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated October 26, 2012 recorded November 6, 2012 of record in Instrument No. 20121106-0102569, said Register's Office, subject property was conveyed to Tonya G. Blades.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 570, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6100, page 222, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

**This is improved property, known as 3520 West End Avenue, # 5, Nashville, TN 37205**

**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 15th day of June, 2016.

Tonya G. Blades

**Tonya G. Blades**

**State of** Tennessee

**County of** Davidson

On this 15th day of June, 2016, before me the undersigned authority, personally appeared Tonya G. Blades, 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Sworn and subscribed before me this 15th day of June, 2016.

Notary

My Commission Expires: _____

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017