PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
DEEDWARR
Batch# 67849 2 pgs
03/12/2018 02:01:12 PM
Fees: $13.00 Taxes: $6,845.00
20180312-0023181

W & I Ref: (DM) Title No.: 58726
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tyler Alkins Carter Hutton 715 Main Street Nashville, TN 37206	

TAX MAP PARCEL NUMBERS: 08216001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,850,000.00**, 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 P.C. Port**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Alkins, unmarried and Carter Hutton, married, as equal tenants in common**, 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 Lots Nos. 8 and 9 on the plan of W.L. Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, page 1, Register's Office for said County.

Said Lots Nos. 8 and 9 front together 100 feet on the northerly side of Main Street and extend back between parallel lines, 170 feet to an alley, included in the above description but excluded therefrom is that part of premises conveyed to Nashville Housing Authority by deed of record in Book 3884, page 520, of said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 8 and 9 on the Plan of W.L. Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, page 1, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point, said point being on the northerly margin of Main Street and being the southeast corner of said property; thence with the northerly margin of Main Street in a westerly direction a distance of 100 feet, more or less, to a point; thence along a line in a northerly direction a distance of 10 feet, more or less, to a point; thence along a line in an easterly direction said line being 10 feet, more or less, north of and parallel to the northerly margin of Main Street a distance of 100 feet to a point; thence along a line in a southerly direction a distance of 10 feet, more or less, to the point of beginning and containing 1,000 square feet, more or less.

Being the same property conveyed to Stephen Port and wife, Margarita Port by Warranty Deed from Samuel L. Johnson, III and wife, Lenora Hamilton Johnson, dated December 13, 1983 and recorded on December 16, 1983 of record in Book 6196, page 65, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 25, 1990, recorded April 27, 1990 of record in Book 8097, page 157, said Register's Office, Margarita S. Port conveyed her interest in subject property to Stephen P.C. Port.

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 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 21, page 1, said Register's Office.

This is improved property, known as 715 Main Street, Nashville, TN 37206

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 6th day of March, 2018.

Stephen P.C. Port

State of Tennessee

County of Davidson

On this 6th day of March, 2018, before me the undersigned authority, personally appeared Stephen P.C. 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.

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: $1,850,000.00.

Affiant

Sworn and subscribed before me this 6th day of March, 2018.

Notary

My Commission Expires: _____

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES FEBRUARY 25, 2020