WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Mary Birdwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2005.

Doris Coley
Notary Public

MY COMMISSION EXPIRES: 10/26/05
(AFFIX SEAL)

DORIS COLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 09/27/05 14:51 2 pgs
Fees:13.00 Taxes:462.13

20050927-0116112

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Potter	1st Trust Bank for Savings	
(NAME)	(NAME)	
209 Connare Drive	P.O. Box 17257	33-16-90
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052307

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Charles A. Harris and wife, Jami Harris,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John R. Potter and Larika V. McNeal, husband and wife,** hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 209 Connare Dr., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 22nd day of September, 2005.

Charles A. Harris

Jami Harris

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Charles A. Harris and wife, Jami Harris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Charles A. Harris and wife, Jami Harris executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 22nd day of September, 2005.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers
Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 70 on the plan of Primrose Meadows, Section 1, as of record in Plat Book 4675, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Charles A. Harris and wife, Jami Harris by Warranty Deed from Larrick Properties, Inc. dated October 4, 2004 and filed of record in Book 20041020-0126023, Register's Office for Davidson County, Tennessee.

Property previously conveyed to Larrick Properties by Fannie Apple, unmarried, dated December 4, 2003 and filed of record in Book 20031205-0174992, Register's Office aforesaid. Property previously conveyed to Alan N. Apple and wife, Fannie M. Apple by Raymon Adams and wife, Diana Adams, dated December 21, 1976, and filed for record in Book 5104, page 645, Register's Office aforesaid. The said Alan N. Apple having died leaving Fannie M. Apple the surviving tenant by the entirety and sole owner of said land.

Property commonly known as 209 Connare Drive, Madison, Tn 37115.