WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/05 09:23 2 pgs
Fees:13.00 Taxes:1180.30
20051011-0122348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Margaret F. Houk Poteat

Affiant BY: CECIL D. BRANCHETTER, ATTORNEY-IN-FACT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-30-07

(AFFIX SEAL)

LOTTIE WOODY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R & B, LLC	New Owner	
(NAME)	(NAME)	116-16-48
3918 Dorcas Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARGARET F. HOUK POTEAT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R & B, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Evergreen Heights, Part II, of record in Book 1835, page 19, Register's Office for said County.

Said Lot No. 38 fronts 75 feet on the easterly side of Copeland Drive and runs back 201.1 feet on the southerly line and 322.1 feet on the northerly line to a dead line in the rear on which it measures 189.1 feet.

Being the same property conveyed to Charles Houk and wife, Margaret F. Houk by deed from M. T. Gossett, unmarried, of record in Book 2689, page 565, Register's Office for Davidson County, Tennessee. The said Charles Houk having since died. The said Margaret F. Houk is now known as Margaret F. Houk Poteat.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee; (b) All matters appearing on the plan of record in Book 1835, page 19, said Register's Office; and (c) Restrictive covenants of record in Book 1049, page 546; Book 1788, page 425 and Book 1847, page 277, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 4006 Copeland Drive, Nashville, TN 37215
(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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of October, 2005.

Margaret Houk Poteat

Margaret P. Houk Poteat

By: Cecil D Branstetter

Cecil D. Branstetter, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cecil D. Branstetter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of October, 2005.

Lori Woody

Notary Public

LORI WOODY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-30-07