WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/05 11:19 2 pg:
Fees:13.00 Taxes:283.79

20051102-0132451

STATE OF TENNESSE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $76,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10/31/2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHEILA MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2

THIS INSTRUMENT WAS PREPARED BY:
Steven G. Waters, Atty.
Hallmark Title Company 100 Bluegrass Commons Blvd. Suite 115 Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stella R. Harris	**First Franklin, a Division of Nat. City Bank of Indiana**	**043-13 363.00**
(NAME) **244 Elm Street**	(NAME) **320 Seven Springs Way, Suite 200**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Brentwood, TN 37027**	
(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, **Paul G. Potter and Pam Potter, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stella R. Harris**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 23, FOREST PARK, BLOCK I, as shown on plat of record in Plat Book 843, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul G. Potter, married by Warranty Deed from Anthony M. Maniscalco and wife, Cynthia A. Maniscalco, recorded on the 28th day of September, 2000 in Instrument No. 20000928-0096233, in the Register's Office of Davidson County, Tennessee.

Pam Potter, spouse of Paul G. Potter, joins in the execution of this instrument for the purpose of conveying her marital interest to said property.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **244 Elm Street, Madison, TN 37115**

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 our hand this **10/31/2005**

Paul G. Potter

Pam Potter

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, A Notary in and for said County and State, duly commissioned and qualified, personally appeared Paul G. Potter and Pam Potter, to me known, or proved on the basis of satisfactory evidence, to be the ones described in and who executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this **10/31/2005**

Commission expires: _____ Notary Public

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007