File No. 270200737

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/05/07 10:05 2 pgs
Fees:13.00 Taxes:403.30
20070305-0026540

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Vasgaard	United Capital Mortgage	119-14-0-13
(NAME) 249 Collier Avenue	(NAME) 2035 Lakeside Centre Way	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Sonnie Edward Potts and wife, Virginia S. Potts, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristen Vasgaard, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying in Davidson County, Tennessee, and described according to an unrecorded survey of Part Two of Woodbine Courts Subdivision, as follows:

BEING the westerly 10 feet of Lot No. 21 on the easterly 65 feet of Lot No. 22, both of Block E of said Woodbine Courts Subdivision, Section Two, said Lot fronting 75 feet on the south side of Collier Avenue and running back between parallel lines 155.5 feet to a dead line in the rear.

SAID parts of said Lots are more particularly described as follows: Commencing at a point on the southerly margin of Collier Avenue, distant easterly along the margin of said Avenue 729.3 feet from the easterly terminus of a curve, constituting the southeast corner of the intersection of Simmons Avenue and Collier Avenue; thence southerly from said point of beginning and parallel to the westerly boundary of Lot No. 22, 155.5 feet to a dead line, thence easterly along said dead line, and parallel to the southerly margin of Collier Avenue 75 feet to a point; thence northerly 155.5 feet to a point in the southerly margin of Collier Avenue, thence westerly with the southerly margin of Collier Avenue 75 feet to the point of beginning.

Being the same property conveyed to Sonnie Edward Potts and wife, Virginia S. Potts, by QuitClaim Deed from Harold Reeves, Trustee, who was conveyed the same property by the same QuitClaim Deed from Archie F. Potts and Sonnie Edward Potts, dated August 7, 2001, and of record in Instrument No. 20010815-0087950, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 249 Collier Avenue, Nashville, TN 37211

(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 28th day of February, 2007.

Sonnie Edward Potts

Virginia S. Potts

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sonnie Edward Potts and Virginia S. Potts the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of February, 2007.

Commission expires:

MY COMMISSION EXPIRES OCTOBER 12, 2008

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 270200737

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122