Davidson County DEEDWARR
Recvd: 02/26/08 11:26 2 pgs
Fees:13.00 Taxes:377.40

20080226-0018743

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2008

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Molly Moore	Countrywide Bank, FSB	Parcel ID:
707 S 14th St.	801 Crescent Center Drive, Suite 510	09401032300
Nashville, TN 37206-3023	Franklin, TN 37067	

FOR AND IN 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

Robert B. Potter, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Molly Moore, unmarried

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:

BEING Lot No. 36, on the Map of Shelby Village, Section Two, of record in Book 1835, Page 48, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Said Lot No. 36 fronts 66 feet on the east side of South 14th Street and runs back between lines 123.2 feet on the north line in the rear measuring 66 feet thereon.

BEING the same property conveyed to Robert B. Potter by deed from Carl Good, of record in Instrument 20030505-0059509, dated April 28, 2003, Register's Office for said County.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 1835, page 48, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 707 S 14th St., Nashville, TN 37206-3023

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 25th day of February, 2008.

Robert B. Potter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2008.

My Commission Expires: 3/7/11

Notary Public

