File No. 280900238

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Wagner		103-04-0-357.00
(NAME)	(NAME)	
4106 Nebraska Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Dennis Ray Pots, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian Wagner and wife, Rebecca Monday Wagner**, 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:

Land in Davidson County, Tennessee, being the westerly 62.5 feet of Lot No. 67 on the Plan of West End Annex as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee. Said part of Lot No. 67 fronts 62.5 feet on the northerly side of Nebraska Avenue and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to Martha Bell Holland, unmarried and Opal Murial Pots, unmarried, as tenants in common, with an express right of survivorship by Warranty Deed dated November 6, 1978 of record in Book 5361, Page 69, Register's Office for Davidson County, Tennessee. The said Martha Bell Holland died on December 4, 2001. The said Opal Murial Pots died testate on January 12, 2008, devising subject property to Dennis Ray Pots as evidenced by The Last Will and Testament of Opal Pots of record as Docket 08P854, Probate Court Clerk's Office of Davidson County, Tennessee. See also Affidavit of Inheritance of record in Instrument No. 20080618-0062582, Register's Office for Davidson County, Tennessee.

The said Stephanie Pots the spouse of Dennis Ray Pots joins in this conveyance to convey any marital interest she may have in subject property.

This conveyance is subject to the following:
All matters shown on plat of record in Plat Book 332, Page 61; all in the Register's Office for Davidson County, Tennessee.

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 4106 Nebraska Avenue, Nashville, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 10/06/08 15:05 2 pgs
Fees:13.00 Taxes:738.15

20081006-0101472

Witness our hands this 2nd day of October, 2008.

Dennis Ray Pots

Stephanie Pots

STATE OF TENNESSEE

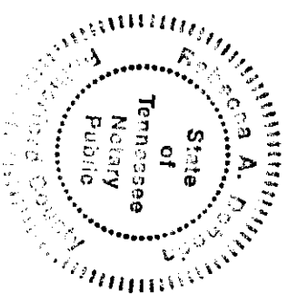
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dennis Ray Pots and Stephanie Pots, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of October, 2008.

Commission expires: June 3, 2012

Rebecca A. Dohoda Notary Public



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RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212