WARRANTY DEED



State of Tennessee)
County of Davidson)

10-05-008-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Carmen Coate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of June, 2010

J Brandon Miller
Notary Public

My Commission Expires: 11-22-10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MATT FISHER AND KACI B. FISHER	NEW OWNER	131-10
(NAME)	(NAME)	10.00
4604 Toddington Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL T. POTE, UNMARRIED AND LISA M. POTE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATT FISHER AND KACI B. FISHER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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 **Lot No. 17 on the Plan of Section Three, Seven Hills** of record in Book 2663, Page 89 to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MICHAEL T. POTE AND WIFE, LISA M. POTE by Warranty Deed from RAY O. NEWBILL AND WIFE, KAY J. NEWBILL, dated February 9, 2005 and recorded in Instrument No. 20050214-0016472, of record in register's office of Davidson County. THE said MICHAEL T. POTE AND LISA M. POTE having since Divorced on July 28, 2009 of record in Davidson County Circuit Court Docket No. 09D-1131. SUBSEQUENTLY MICHAEL T. POTE IS UNMARRIED AND LISA M. POTE IS UNMARRIED.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **MICHAEL T. POTE** pursuant to a Power of Attorney executed by same on the 11TH day of JUNE, 2009, and being filed for record in Instrument No. 20100609-0044809, and being recorded simultaneously herewith.

BILL GARRETT, Davidson County
Trans:T20100035131 DEEDWARR
Recvd: 06/09/10 13:21 2 pgs
Fees:13.00 Taxes:1702.00
20100609-0044810

BEING unimproved ☐
Improved ☒ property known as: **4604 Toddington Dr., Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 8th day of June, 2010

Michael T. Pote
MICHAEL T. POTE

By: Lisa M. Pote
LISA M. POTE, ATTORNEY-IN-FACT

Lisa M. Pote
LISA M. POTE

STATE OF Tennessee
COUNTY OF Davidson

On this 8th day of June, 2010, before me personally appeared **LISA M. POTE,** to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MICHAEL T. POTE, and acknowledged that she executed the same as the free act and deed of the said **MICHAEL T. POTE.**

Witness my hand and official seal at Nashivlle, Tennessee, this 8th day of June, 2010.

My Commission Expires: 1/3/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 **LISA M. POTE,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 2010.

My Commission Expires: 1/3/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

FROM: MICHAEL T. POTE
TO: MATT FISHER

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Lisa M. Pote
LISA M. POTE, AFFIANT

Sworn to and subscribed before me this 8th day of June, 2010.

My Commission Expires: 1/3/11

Dee Files Kennedy
Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON