BILL GARRETT, Davidson County
Trans:T20110004298 DEEDWARR
Recvd: 01/21/11 13:34 2 pgs
Fees:13.00 Taxes:355.20

20110121-0006093

Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

STATE OF Ohio
COUNTY OF Madison

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~80,000.00~~ 96,000.00

Affiant

SUSAN SHRYOCK
Notary Public, State of Ohio
My Commission Expires 11-29-15

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF JANUARY, 2011.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Terry Seals
102 Judith Court
Goodlettsville, TN 38506

SEND TAX BILLS TO:
Same as New Owner

MAP-PARCEL:
052-16-0-071.00

WARRANTY DEED

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, **DALE W. POTTER AND GWEN E. POTTER AS CO-ADMINISTRATORS OF THE ESTATE OF BRAD D. POTTER**, HEREINAFTER REFERRED TO AS THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY SEALS, unmaried** HEREINAFTER CALLED THE **GRANTEE**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE.

BEING LOT NO. 57 ON THE PLAN OF MARLIN MEADOWS, SECTION NO. 4, AS OF RECORD IN BOOK 2133, PAGES 66 AND 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

THE SUBJECT PROPERTY IS IMPROVED PROPERTY COMMONLY KNOWN AS **1228 BERWICK TRAIL, MADISON, TENNESSEE 37115**

BEING THE SAME PROPERTY CONVEYED TO **BRAD D. POTTER** BY DEED FROM **LEESA JOAN ALLISON HUDSON**, DATED 10/19/01 AND RECORDED IN INSTRUMENT NUMBER **200110230115509** ON 10/23/01, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. BRAD POTTER DIED ON 03/25/2010. DALE W. POTTER AND GWEN E POTTER WERE NAMED CO-ADMINISTRATORS OF THE ESTATE OF BRAD POTTER IN CASE NO 10P728, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. DALE W. POTTER AND GWEN E POTTER ARE ALSO THE SOLE HEIRS TO THE ESTATE OF BRAD POTTER.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1228 Berwick Trail, 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 unemcumbered, 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 11 day of JANUARY, 2011.

Dale W. Potter as Co-Administrator

Gwen E. Potter as Co-Administrator

STATE OF OHIO
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DALE W. POTTER AND GWEN E. POTTER AS CO-ADMINISTRATORS OF THE ESTATE OF BRAD D. POTTER** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained..

NOTARY PUBLIC

NOTARIAL SEAL
STATE OF OHIO

Commission Information:

SUSAN SHRYOCK
Notary Public, State of Ohio
My Commission Expires 11-29-15