WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037622 DEEDWARR
Recvd: 06/23/11 09:43 2 pgs
Fees:13.00 Taxes:499.50

20110623-0048152

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary C. Potter	Prime Lending	05315003800
(NAME)	(NAME)	
672 Kingsway Drive	18111 Preston Rd #900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-0233	Dallas TX 75252	
(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, we, **John R. Mathias and wife, Tiffany R. Mathias**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gary C. Potter and Teresa A. Potter, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 33 on the Plan of King Court Subdivision, Section Four, of record in Plat Book 9700, Page 111, as amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JOHN R. MATHIAS AND WIFE, TIFFANY R. MATHIAS by Deed from LARRY POWELL BUILDERS, INC., dated 06/30/1997 and filed for record on 07/03/1997 in Book 10518, Page 458, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 9700, Page 111, as amended in Book 10159, Page 42, said Register's Office.

Covenants and Restrictions of record in Book 9998, Page 169, said Register's Office.

Sewerage Restrictions set out in Deed of record in Book 989, Page 234, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 8927, Page 602, said Register's Office.

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 672 Kingsway Drive, Old Hickory, TN 37138-0233

(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), their heirs and/or 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), their heirs and/or 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 our hands this 22nd day of June, 2011.

John R. Mathias

Tiffany R. Mathias

State of Tennessee
County of Wilson

Personally appeared before me John R. Mathias and Tiffany R. Mathias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of June, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122