WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas K. Potter and Patricia C. Potter	Farmington Financial Group	116080B02600 CO
(NAME) 26 Washington Park	(NAME) 1912 21st Avenus South	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37212	
(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, WE, **Ann Meador (formerly known as Ann Cowden) and husband, Clifton Meador***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas K. Potter and Patricia C. Potter, husband and wife**, 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 Lot No. 26 on the Revised Plan of Sugartree, Phase 2, of record in Book 4860, pages 79 and 80, as amended in Plat Book 5121, page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann Cowden, unmarried woman and Clifton Meador, unmarried man, by Warranty Deed from David E. Mensel and wife, Mary F. Mensel, dated February 8, 2006 and filed of record in Instrument Number 20060210-0016633 and re-recorded in Instrument Number 20060221-0019751, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20060210-0016635, said Register's Office, Clifton Meador, an unmarried man, conveyed all of his right, title and interest in subject property to Ann Cowden, an unmarried woman.

*Clifton Meador joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Ann Meador (formerly known as Ann Cowden).

BILL GARRETT, Davidson County
Trans:T20110054075 DEEDWARR
Recvd: 09/01/11 09:24 2 pgs
Fees:13.00 Taxes:2368.00

20110901-0067734

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 26 Washington Park, Nashville, TN 37205

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, has 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 our hands this **30th** day of **August, 2011.**

Ann Cowden Meador

Ann Meador (formerly known as Ann Cowden)

Clifton Meador

Clifton Meador

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Ann Meador (formerly known as Ann Cowden) and husband, Clifton Meador**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **August, 2011.**

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

Notary Public

My commission expires: