THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080970**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2011. Notary Public My Commission Expires:

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110054344 DEEDWARR
Recvd: 09/01/11 15:06 2 pgs
Fees:13.00 Taxes:555.00
20110901-0068022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Potterbaum 2506 Sleepy Hollow Drive Nashville TN 37217	New Owner	Tax Parcel ID No. 149-03-0-02.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek A. Hawkins** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Potterbaum**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 410, SECTION 6, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 3700, Pages 15 and 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derek A. Hawkins, unmarried by Warranty Deed from Thomas Joseph Bukovac, unmarried, recorded on the 23rd day of April, 2002 in Instrument No. 20020423-0050015, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, EDGE-O-LAKE ESTATES, as recorded in Plat Book 3700, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3908, Page 161.

This is improved property located at 2506 Sleepy Hollow Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2011.

Derek A. Hawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek A. Hawkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014