RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120400229

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031664 DEEDWARR
Recvd: 05/01/12 09:55 2 pgs
Fees:13.00 Taxes:307.10
20120501-0037079

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
27th day of APRIL, 2012

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES:
September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :
ALLISON JOHNSON
920 S. 14TH STREET
NASHVILLE, TN 37206

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS
094-05-0-089.00

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,

CALVIN J. POTTS AND WIFE, LYNETTE POTTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLISON JOHNSON

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 Number 80 on the Plan of Section One Revised, Shelby Heights, of record in Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Calvin J. Potts and wife, Lynette Potts by Warranty Deed from David J. Nash and wife, Rhonda E. Nash dated 9/30/87 and recorded 10/8/87 in Book 7374, Page 301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )
This is improved (X) property known as **920 S. 14TH STREET, NASHVILLE, TN 37206**
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 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 27th day of APRIL, 2012.

Calvin J. Potts
CALVIN J. POTTS

Lynette Potts
LYNETTE POTTS

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 CALVIN J. POTTS AND WIFE LYNETTE POTTS the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of APRIL, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014