Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130022686 DEEDWARR
Recvd: 03/20/13 10:08 2 pgs
Fees:13.00 Taxes:480.63
20130320-0027545

06-1302-75045

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2013.

Notary Public
My commission expires:

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Julia Potts<br>735 Tulip Grove Road, #219<br>Nashville TN 37076 | Wells Fargo Home Mortgage<br>P.O. Box 11758<br>Newark, NJ 07101-4758 | 075-12-0-F-073.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Craig Jolly, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julia Potts**, hereinafter called the Grantees, their successors 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. 73, Unit 219, on the Plan of Tulip Cove Townhomes, as established by and shown as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050525-0059119; as amended in Instrument No. 20080103-0000699; and further amended in Instrument No. 20120521-0043906, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Craig Jolly, unmarried by Special Warranty Deed from Marquis Homes, LLC, a Tennessee corporation, dated October 10, 2006, recorded October 18, 2006, of record in Instrument No. 20061018-0129331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 735 Tulip Grove Road, #219, Nashville, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15 day of March, 2013.

William Craig Jolly

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Craig Jolly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of March, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 10.19.13

