# WARRANTY DEED

**RETURN TO**
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # D1291-10457

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2013

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/3/2014

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Brandi Overby | U.S. Bank, NA | Parcel ID: |
| 246 Thistle Lane | P.O. Box 5760 | 086140A24600CO |
| Hermitage, TN 37076 | Springfield, OH 45501-5760 | |

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

**Karen M. Potts, f/k/a Karen M. Boyd, married**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Brandi Overby , a single woman**

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 all of Unit No. 246, on the Plan of Hermitage Meadows Stage Three Subdivision as shown by plat appearing of record in Plat Book 6250, Page 300, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Karen M. Boyd by deed from Jill Ann Pearl of record in Instrument 20070502-0052651, said Register's Office, dated April 27, 2007. The said Karen M. Boyd is now known as Karen M. Potts.

This conveyance is subject to Restrictions and By-Laws of record in Book 6034, Page 365; Book 6034, Page 383; Book 7660, Page 612; and Instrument 20010327-0029002, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 300, said Register's Office; (3) Easement to Cumberland Land Water Co. of record in Book 4419, Page 230, Register's Office for said County; (4) Easement to First Suburban Water Utility District of record in Book 6164, Page 436, Register's Office for said County; (5) Easement to Comcast of Nashville of record in Instrument 20121114-0104689, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 246 Thistle Lane, Hermitage, 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 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 my hand this 18th day of June, 2013.

Karen M. Potts
Karen M. Potts

BILL GARRETT, Davidson County
Trans:T20130052736 DEEDWARR
Recvd: 06/21/13 11:55 2 pgs
Fees:13.00 Taxes:331.15

20130621-0063880

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 Karen M. Potts, f/k/a Karen M. Boyd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.