WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130073380 DEEDWARR
Recvd: 08/26/13 10:06 2 pgs
Fees:13.00 Taxes:1276.50
20130826-0089555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/1/17
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas M. Sass	Wells Fargo Home Mortgage	Map 115-7
(NAME)	(NAME)	
805 Davidson Drive	P.O. Box 11758	Parcel 60
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **BARBARA W. POTTER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS M. SASS AND EMILY SASS, 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. 19 on the Plan of West Meade Estates, Section Four, of record in Plat Book 3300, page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Beginning on the southeasterly margin of Davidson Drive, at the corner of Lots No. 18 and 19; thence with the line between said two lots, southeastwardly 376.4 feet; thence South 5°45' West 106.4 feet to the corner of Lots No. 19 and 23; thence with the line between said two lots, North 69°57' West 145.6 feet to the northwest corner of Lot No. 23; continuing in the same direction 4.5 feet, in all 150.1 feet to the corner of Lots No. 19 and 20; thence with the line between said two lots, northwestwardly 351.1 feet to the southeasterly margin of Davidson Drive; thence with said Drive, northeastwardly 103.73 feet to the beginning.

Being the same property conveyed to Thomas Kelly Potter, Jr. and wife, Barbara W. Potter, by deed from Village Builders, Inc., of record in Book 3570, page 340, said Register's Office. Thomas Kelly Potter, Jr. conveyed his interest in said property to Barbara W. Potter by Quitclaim Deed of record in Book 6992, page 699, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 61, said Register's Office; and (c) restrictive covenants of record in Book 3399, page 272, Book 3462, page 281 and Book 4503, page 111, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 805 Davidson Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23RD day of August, 2013.

Barbara W. Potter

Barbara W. Potter

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 Barbara W. Potter, the bargainor, 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 23RD day of August, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015