WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17945

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elmer Potter	NEW OWNER	142-07-0-C 044.00CO
(NAME)	(NAME)	
236 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130097097 DEEDWARR
Recvd: 11/14/13 12:20 4 pgs
Fees:23.00 Taxes:556.85

20131114-0117708

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Shannon Elizabeth Totty and Philip Steven Totty**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Elmer Potter and wife, Mary Potter**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 44, on the plan of Ashley Green, filed as Exhibit C to and established by Master Deed and Bylaws of record in Book 7184, Page 44, as corrected in Book 7467, Page 279 and amended in Book 7482, Page 312 and Instrument No. 20111101-0084880, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed and Bylaws, reference to which is hereby made for a more complete description.

Being the same property conveyed to James L. Legler, unmarried by Warranty Deed from Helen Stokes, unmarried, dated and filed for record on 01/27/1998 in Book 10769, Page 682, Register's Office for Davidson County, Tennessee. James L. Legler having since died vesting the property in Shannon (Amy) Elizabeth Totty and Philip Steven Totty by virtue of his Last Will and Testament of record in Probate No. 13P1433 Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 978, said Register's Office.
Master Deed and By-Laws filed for record in Book 7184, Page 44, said Register's Office. Said Master Deed and Bylaws were amended of record in Book 7467, Page 279, Book 7482, Page 312 and Instrument 20111101-0084880, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5374, Page 511, said Register's Office.

Final Judgment and Decree of record in Book 5407, Page 643, said Register's Office.
Easement of record in Book 6483, Page 907, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 20060724-0088823, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 236 Myhr Green, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 7 day of November, 2013

Shannon Elizabeth Totty
Shannon Elizabeth Totty

Philip Steven Totty

State of TN
County of Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Elizabeth Totty, 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 this 7 day of November, 2013.

Notary Public
My Commission Expires:

JEREMY OWEN HALE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Final Judgment and Decree of record in Book 5407, Page 643, said Register's Office.
Easement of record in Book 6483, Page 907, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 20060724-0088823, said Register's Office.
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(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 7th day of November, 2013.

Shannon Elizabeth Totty

Philip Steven Totty

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Elizabeth Totty, 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 this _____ day of November, 2013.

Notary Public
My Commission Expires:

State of Indiana
County of Tippecanoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Steven Totty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2013.

Notary Public
My Commission Expires: June 29, 2019

KIMBERLY DIANE HAZELWOOD
Notary Public- Seal
State of Indiana
My Commission Expires Jun 29, 2019

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027