BILL GARRETT, Davidson County
Trans:T20130102657 DEEDWARR
Recvd: 12/06/13 14:06 3 pgs
Fees:18.00 Taxes:740.00
20131206-0124486

BOT **THIS INSTRUMENT PREPARED BY:** MARCY SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. David Caldwell Affiant Subscribed and sworn to before me, this 3 day of December, 2013. Notary Public My Commission Expires: 9/11/2016 MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Trevecca Nazarene University 333 Murfreesboro Road Nashville, TN 37210	SAME	106050002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINCOLN R. POTTER**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TREVECCA NAZARENE UNIVERSITY**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Saxon's Addition which was formerly the subdivision of the W. L Nance Lands Lots Nos. 3 and 4 in the Sixth, formerly Ninth, Civil District of Davidson County, Tennessee, a plan of which said subdivision is recorded in Book 2, page 327, in the Chancery Court of Davidson County, Tennessee.

Beginning at a point in the easterly margin of Nance Lane and running 195.8 feet in an easterly direction to a point which is the common corner of Lots Nos. 3, 4, 11 and 12 of Saxon's Addition; thence in a northerly direction 50 feet to a point which is the common corner of Lots Nos. 4, 5, 10 and 11 of Saxon's Addition; thence in a westerly direction 200.7 feet to a point in the easterly margin of Nance Lane; thence in a southerly direction with the easterly margin of Nance Lane 50.24 feet to the point of beginning, being bound on the south by Lot No. 3, East by Lot No. 11, on the North by Lot No. 5 and on the West by Nance Lane.

Being the same property conveyed to Lincoln R. Potter by Executor's Quitclaim Deed from Samuel D. Hodges, III and Lincoln R. Potter, as Co-Executor's of the estate of Billy R. Potter, of record in Instrument No. 20131203-0122789, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of Saxon's Addition, formerly the Subdivision of W. L. Nance Lands, Lots 3 and 4 of record in Plat Book 2, page 327, in the Chancery Court for Davidson County, Tennessee.

3. Terms of the conditions and restrictions as contained in the Warranty Deed to Herman and Rose Ruben of record in Book 1383, page 305, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the Easement Agreement of record in Book 7571, page 84 and as amended by Amended and Restated Easement Agreement of record in Instrument# 20131008-0105662 , in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **58 Nance Lane, Nashville, TN 37210.**

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, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of December, 2013.

Lincoln R. Potter

STATE OF MINNESOTA)
COUNTY OF Hennepin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINCOLN R. POTTER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of December, 2013

(Seal)

JEFFERY T. SCHAUB
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

Notary Public

My Commission Expires: 1/31/2015

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