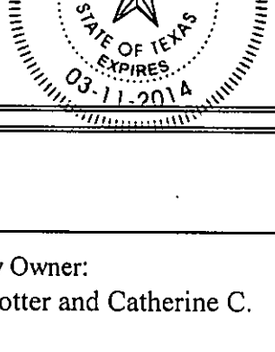
BILL GARRETT, Davidson County
Trans:T20140015531 DEEDWARR
Recvd: 03/06/14 15:05 2 pgs
Fees:13.00 Taxes:481.00
20140306-0019080

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010065** 	STATE OF ~~TENNESSEE~~ Texas) COUNTY OF ~~DAVIDSON~~ Tarrant) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. William F Flippo Affiant Subscribed and sworn to before me, this 12th day of February, 2014. Janet A. Caldwell Notary Public My Commission Expires: 3/11/2014

WARRANTY DEED

Address New Owner: Patrick E. Potter and Catherine C. Potter 739 Harpeth Pkwy Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14214000700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Flippo as Personal Representative of The Estate of Chester White Flippo** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick E. Potter and Catherine C. Potter, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 67, SECTION 1, HARPETH VALLEY PARK, as shown on plat of record in Plat Book 3600, Pages 93 and 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Richard C. Page and wife, Barbara E. Page to Chester W. Flippo as recorded on the 30th day of October, 1996 in Deed Book 10242, Page 306; Petition Probate in Probate No. 13P1136 and Probate No. 13P950, in the Register's Office of Davidson County, Tennessee.

Chester W. Flippo having died in Davidson County, Tennessee on June 19th, 2013. Said property having passed to the Estate of Chester White Flippo upon his death on July 3rd, 2013 in Davidson County, Tennessee and admitted to Probate on August 21st, 2013 as Docket No. 13P-1136 in the Seventh Circuit Court of Davidson County, Tennessee. William Flippo being named Personal Representative of the Estate with full authority, discretion, and power to sell real estate in the Last Will and Testament of Chester White Flippo.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, HARPETH VALLEY PARK, as recorded in Plat Book 3600, Page(s) 93 and 94.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3857, Page 858.

This is improved property located at 738 Harpeth Pkwy Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2014.

William Flippo

William Flippo, Personal Representative of the
Estate of Chester White Flippo

STATE OF Texas)

COUNTY OF Tarrant)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Flippo as the Personal Representative of the Estate of Chester White Flippo, with whom I am personally acquainted, and who acknowledged that as such Personal Representative he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2014.

Janet A. Caldwell

Notary Public

My Commission Expires: 3/11/2014

JANET A CALDWELL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
03-11-2014