Record & Return To:
Watauga Title Company
~~155 Franklin Road~~, Suite 120
Brentwood, TN 37027

5110 Maryland Way

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140028404 DEEDWARR
Recvd: 04/25/14 12:14 2 pgs
Fees:13.00 Taxes:721.50
20140425-0035022

ADDRESS NEW OWNER:
Aaron M. Kelly
738 Harpeth Parkway West
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farmington Mortgage, a Division of CapStar Bank
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

MAP 142-14
GROUP
PARCEL 7.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patrick E. Potter and Catherine C. Potter, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Aaron M. Kelly and Rachel B. Kelly, 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. 67 on the Plan of Section One, Harpeth Valley Park, as shown by plat and survey of record in Plat Book 3600, page 93, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick E. Potter and Catherine C. Potter, husband and wife by deed from William Flippo, as Personal Representative of the Estate of Chester White Flippo of record in Instrument no. 20140306-0019080, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **738 Harpeth Parkway West, Nashville, Tennessee 37221.**

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **16th** day of **April, 2014.**

Patrick E. Potter

Catherine C. Potter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patrick E. Potter and Catherine C. Potter, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of April, 2014.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of April, 2014.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: