BILL GARRETT, Davidson County
Trans:T20140030821 DEEDWARR
Recvd: 05/05/14 13:55 3 pgs
Fees:18.00 Taxes:913.69
20140505-0038071

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1240

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elmer Ray Potts Lois Elaine Potts 4240 Jamesborough Place Nashville, TN 37215	NEW OWNER ELMER RAY POTTS 4240 Jamesborough Pl Nashville, Tn 37215	114-07-0A-027.00- C0

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $246,944.00

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Subscribed and sworn to before me, this the 30th day of April, 2014.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Sarah E. McIlvaine, an unmarried woman, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Elmer Ray Potts and Lois Elaine Potts, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 27, on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No.: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah E. McIlvaine, an unmarried woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated February 28, 2011, of record in Instrument No. 20110307-0017760, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2057 Traemoor Village Drive, Nashville, TN 37209**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Sarah E. McIlvaine, by J. David Wicker pursuant to a Power of Attorney executed by Sarah E. McIlvaine on April 21, 2014, of record in Instrument No. 20140505-0038070, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **April, 2014.**

GRANTOR(S)

Sarah E. McIlvaine by J. David Wicker, Her
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sarah E. McIlvaine,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **30th** day of **April, 2014.**

Notary Public

My Commission Expires:

6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Sarah E. McIlvaine, an unmarried woman

TO:
Elmer Ray Potts and Lois Elaine Potts, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 30th day of April, 2014.

Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015