BOX 10-A

This Instrument prepared by:
G. Miller Hogan, II, Esq.
Farris Bobango, PLC
618 Church Street, Suite 300
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $192,500.00.

Amanda Nicole Potts
Affiant

Sworn to and subscribed before me
on this 16 day of May, 2014.

Notary Public
My Commission Expires:_____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20140034641 DEEDWARR
Recvd: 05/19/14 10:15 2 pgs
Fees:13.00 Taxes:712.25
20140519-0042732

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
James C. Potts **Amanda Nicole Potts** **5617 Chestnutwood Trail** **Hermitage, TN 37076**	**(Same)**	**Map 98-5-A** **Parcel 132**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Kimberly P. Hurst**, married (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **James C. Potts and Amanda Nicole Potts, Husband and Wife** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Revision One, Section Five, Hampton hall of record in Instrument No. 20000728-0074425, in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly P. Hurst by Quitclaim Deed from Brian T. Hurst dated August 10, 2012 of record in Instrument No. 20120821-0075071, said Register's Office.

This is improved property commonly known as: **5617 Chestnutwood Trial, Hermitage, Tennessee 37076.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a) Property taxes for the year 2014 which have been prorated and assumed by Grantees, (b) Subject to all matters as set forth on the Plan of record in Instrument No. 20000728-0074425 in the Register's Office for Davidson County, Tennessee, (c) Restrictive Covenants of record in Book 10278, page 257, Book 11573, page 512, Book 10301, page 184, Book 10444, page 460 and Book 10640, page 947, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself and her heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 15th day of May, 2014.

Kimberly P. Hurst

Kimberly P. Hurst

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Kimberly P. Hurst**, the within named bargainor, 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, at office on this 15th day of May, 2014.

Whitney Cantrell

Notary Public

My commission expires: Jan. 9, 2018

