BILL GARRETT, Davidson County
Trans:T20140042887 DEEDWARR
Recvd: 06/17/14 14:57 2 pgs
Fees:13.00 Taxes:1402.30
20140617-0052863

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0476

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of June, 2014

Notary Public
Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd Steven Potgeter 6578 Bluff Rd. Brentwood, TN 37027	F&M Bank 50 Franklin Street Clarksville, TN 37040	181-00-0-172.00 AND 181-00-0-176.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Darren Palmer and wife, Tiffany Palmer

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Steven Potgeter and Jennifer Gayle. Potgeter, 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. 3 of Bluff Road Acres Subdivision, and reserve lot across road for septic tank area, of record in Plat Book 5200, Page 221, as amended in Instrument No. 20041215-0149000, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 3 fronts 240.67 feet on Bluff Road, the northerly margin being 287.77 feet and the southerly boundary being 349.62 feet to a rear line which measures 320.00 feet, containing 2.0102 acres, more or less. In addition there is also conveyed a lot across the road as reserved on the said Plat of Bluff Road Acres for septic tank area, appurtenant to said Lot 3, which fronts on the easterly side of Bluff Road, which fronts 587.18 feet on Bluff Road, the southerly margin 352.61 feet, the northerly margin 43.16 feet and rear line which measures 361.28 feet and contains 1.8421 acres, more or less.

BEING the same property conveyed to Darren Palmer and wife, Tiffany Palmer, by Warranty Deed in the amount of $322,025.00 from Corinthian Custom Homes, Inc., dated 9/18/06 and recorded 9/19/06 in Instrument No. 20060919-0115987, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6578 Bluff Rd., Brentwood, TN 37027.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of June, 2014.

Darren Palmer

Tiffany Palmer

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Darren Palmer and Tiffany Palmer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Deer Field Beach, Florida, this 4th day of June, 2014.

Notary Public
My Commission Expires: 3-10-15

(Notary Seal)

NOTARY PUBLIC-STATE OF FLORIDA
Dominick Raneri, Jr.
Commission # EE070203
Expires: MAR. 10, 2015
BONDED THRU ATLANTIC BONDING CO., INC.