Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048457 DEEDWARR
Recvd: 07/08/14 09:26 2 pgs
Fees:13.00 Taxes:3274.50
20140708-0059848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June 2014.

Notary Public

MY COMMISSION EXPIRES: 3/20/17
(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO. (S)
Catherine B Synder Patrick M Potempa	Avenue Bank	10416015100
(NAME)	(NAME)	
2223 Belmont Blvd	111 Tenth Avenue South, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eight Hundred Eighty-Five Thousand And No/100 Dollars ($885,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charlene Harb**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Catherine B Synder Patrick M Potempa**, 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:

*an unmarried woman and ** an unmarried man as joint tenants with the rights of suvivorship

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 156 on the Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 156 fronts 50 feet on the westerly side of Belmont Boulevard and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Charlene Harb, unmarried by Deed from Bill J. Hancock et ux Bonnie L. Hancock dated July 1, 1987, of record in Book 7284, page 580, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2223 Belmont Blvd, Nashville, TN 37212

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 27th day of June, 2014.

Charlene Harb by Julie Harb Howell

Charlene Harb by: Julie Harb Howell, Attorney In Fact attorney in fact

STATE OF Tennessee

OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Julie Harb Howell , to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Charlene Harb, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Charlene Harb, for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2014.

Laurie Damewood

Notary Public

My Commission Expires: 3/26/

(SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY