Davidson County DEEDWARR
Recvd: 08/27/14 13:16 3 pgs
Fees:18.00 Taxes:366.30
20140827-0078205

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Tina M. Potter
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-30-15
(AFFIX SEAL)

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Tina M. Potter, an unmarried woman | Movement Mortgage | 096 09 0 177.00 |
| (NAME) | (NAME) | |
| 2819 Emery Drive | 841 Seahawk Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville 37214 | Virginia Beach VA 23452 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ninety-Nine Thousand And No/100 Dollars ($99,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Labender, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tina M. Potter, an unmarried woman**, 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:

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. 21 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9 Register's Office for Davidson County, Tennessee, to which plan it is hereby made for a more complete and accurate description of said lot.

Being the same premises conveyed to Michael Labender, unmarried by Warranty Deed dated September 15, from Darrell L. Heughan, married, and filed of record on September 20, 2004 as Instrument No. 20040920-0112633, 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.

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unimproved ☐

This is improved ☒ property, known as 2819 Emery Drive, Nashville, TN 37214

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 22nd day of August, 2014.

Michael Labender

STATE OF Tennessee

County OF Wilson

I, Robbin Teasley, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Michael Labender personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public

My Commission Expires: ~~September 9, 2017~~ 8/26/17

(SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-140770

# True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

