WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2017
(AFFIX SEAL)

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Potter	Hometown Lenders LLC dba 1st Fammily Mortgage Company	74 12 117.00
(NAME)	(NAME)	
211 Bonnalynn Drive	310 The Bridge St. 4th Floor, Ste. A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Huntsville, AL 35806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141451

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Randall K. Davis and wife, Rebecca A. Davis**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William S. Potter, an unmarried man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 190 as shown on the Plan of Section Two (Revised) Hermitage Hills, of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Randall K. Davis and Rebecca A. Davis by Special Warranty Deed from JPMorgan Chase Bank, as Trustee, dated March 9, 2004 and filed of record in Instrument 20041004-0119035, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3096, page 5, and Book 5273, page 395, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

Randall K. Davis executed this instrument on behalf of Rebecca A. Davis pursuant to Power of Attorney of record in Instrument Number 20140923-0087421, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 211 Bonnalynn Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140071269 DEEDWARR
Recvd: 09/23/14 14:21 2 pgs
Fees:13.00 Taxes:444.00
20140923-0087422

Witness our hands this 18th day of September, 2014.

Randall K. Davis

Rebecca A. Davis by Randall K. Davis, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Randall K. Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Randall K. Davis executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2014.

Commission expires: 5/28/17

DAMARIS B. STRATTON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 18th day of September, 2014, before me personally appeared Randall K. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rebecca A. Davis, and who acknowledged that he executed the same as the free act and deed of Rebecca A. Davis.

Witness my hand and official seal this 18th day of September, 2014.

Commission expires: 5/28/17

DAMARIS B. STRATTON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public