WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

LaShanda S Guilly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LaShanda S. Guillory	Fifth Third Mortgage Company	04203010700
(NAME)	(NAME)	
108 Graycroft Court	5001 Kingsley Drive, MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Cindy Lee Sloan, First Successor Trustee of The Potter Family Trust dated March 14, 2003, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaShanda S. Guillory and Mack R. Guillory, Wife and Husband, HEREINAFTER CALLED THE GRANTEES, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Plan of Castle Grove, Section II, as of record in Book 2900, Page 102, Register's Office for Davidson County; Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Seymour L. Potter and Laverne M. Potter, Trustees of The Potter Family Trust dated March 14, 2003 from Seymour L. Potter and Laverne M. Potter by Quitclaim Deed dated March 14, 2003 of record in Instrument No. 20030407-0046058, Register's Office for Davidson County, Tennessee. The said Seymour L. Potter and Laverne M. Potter having since died. By Declaration of Trust named The Potter Family Trust, Cindy Lee Sloan is named First Successor Trustee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION TWO, CASTLE GROVE OF RECORD IN BOOK 2900, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20150002093 DEEDWARR
Recvd: 01/09/15 09:45 2 pgs
Fees:13.00 Taxes:684.50
20150109-0002445

unimproved ☐

This is improved ☑ property, known as 108 Graycroft Court, Madison, TN 37115
(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 GRANTEES, 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, 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, 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 my hand this 7th day of January, 2015.

Cindy Lee Sloan

Cindy Lee Sloan, First Successor Trustee of The Potter Family Trust dated March 14, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON *Cindy Lee Sloan *

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **Potter Family Trust dated March 14, 2003**, the within named bargainor, and she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 7th day of January, 2015.

My Commission Expires: 2-9-16

Sandy Balent
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

