BILL GARRETT, Davidson County
Trans:T20150012978 DEEDWARR
Recvd: 02/23/15 11:11 2 pgs
Fees:13.00 Taxes:571.65
20150223-0015312

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-0838D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel Leann Potter, unmarried (NAME)	PrimeLending, a Plains Capital Company (NAME)	172-8-A-106 CO
1501 Hunters Branch Road (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Hilda M. Brown, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Leann Potter, unmarried,** 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. 106 on the plan of HUNTER'S BRANCH, SECTION 2-A, as shown by plat of record in Plat Book 6250, Page 819, revised in Plat Book 6815, Page 77 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Hilda M. Brown, a married woman, from Lucille A. Machado, Mary A. Machado, and Hilda Brown, as Co-Trustee's of the Lucille A. Machado 1987 Revocable Trust, dated February 14, 1987, by Deed dated December 17, 1990, in Book 8263, Page 368, in the Register's Office for Davidson County, Tennessee.

Terry M. Brown joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 819, revised in Plat Book 6815, Page 77 Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6601, page 7, and in any allied instrument(s) referred to in said restrictions.
4. Master Boundary Plat as recorded in Book 6250, page 512, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 6632, page 424 and Book 8923, page 318, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Book 6632, page 429, Register's Office for Davidson County, Tennessee.

7. Common Area conveyed to Homeowner's Association of record in Book 6612, page 885, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1501 Hunters Branch Road, Antioch, TN 37013.

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, 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. Whenever 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/our hand(s) this 19th day of February, 2015.

Hilda M. Brown — February 19, 2015 Date

Terry M. Brown — February 19, 2015 Date

STATE OF CALIFORNIA

COUNTY OF MERCED }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Hilda M. Brown and Terry M. Brown, the bargainor(s), 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, this 19th day of February, 2015.

My Commission Expires: SEP. 17, 2018

Notary Public

MARIA LUNA
COMM. # 2078794
NOTARY PUBLIC - CALIFORNIA
MERCED COUNTY
COMM. EXPIRES SEPT. 17, 2018

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066