WARRANTY DEED 9062

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150018953 DEEDWARR
Recvd: 03/16/15 14:43 2 pgs
Fees:13.00 Taxes:379.25
20150316-0022434

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Heather Haggard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2015.

Mary Jo Hart
Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela H Whitaker	People Home Equity	149-05-0-A 118.00 CO
(NAME)	(NAME)	
118 Pepper Ridge Circle	150 N Sun Oaks	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37922	
(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, WE, Richard Lee Potts and Lee Anna Potts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela H Whitaker and husband Robert B Whitaker, 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 Unit No. 118 on the Plan of condominium site of Phase Two Pepper Ridge Condominiums, of record in Plat Book 6900, Page 689 and in Annexation of Land in Book 7572, Page 222 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard Lee Potts by deed of record in Instrument 20071115-0134093, Register's Office for Davidson County, Tennessee. Said conveyance reserved a life estate to Richard F. Potts and wife, Lee Anna Potts

Richard F. Potts having since died.

This instrument is executed on behalf of Lee Anna Potts by Donna Ritter as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20150316-0022433, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **118 Pepper Ridge Circle, Antioch, TN 37013**

(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, 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. 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/our hand(s) this 26th day of February, 2015.

Richard Lee Potts

Lee Anna Potts By Donna Ritter attorney in fact.
Lee Anna Potts
By: Donna Ritter, Attorney-in-Fact

State of Tennessee County of Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 26th day of February, 2015.

Commission expires:5/23/16

Notary Public

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee County of Rutherford

On this 26th day of February, 2015 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Lee Anna Potts, and acknowledged that she executed the same as the free act and deed of the said Lee Anna Potts, through Power of Attorney granted her by the said Lee Anna Potts.

Notary Public

Commission Expires:5/23/16

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY