BILL GARRETT, Davidson County
Trans: T20150062033 DEEDWARR
Recvd: 07/29/15 08:27 2 pgs
Fees: 13.00 Taxes: 777.00
20150729-0074385

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150600305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Pagie Potter **805 Footpath Terrace** **Nashville, TN 37221**	Farmington Mortgage 2002 Richard Jones Rd, 300A Nashville, TN 37215	**156-02-0-112.00**

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 HEREBY ACKNOWLEDGED, WE,

Ann B. Oliver, n/k a, Ann Bruss, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine Paige Potter, an unmarried woman and Zachary S. Hayden, an unmarried man, as tenants in common with rights of survivorship

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. 612 on the Plan of Harpeth Woods Section of Harpeth Valley Park, as of record in Book 4860, Page 111, as amended in Book 5051, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

BEING the same property conveyed to Ann B. Oliver, unmarried, by Warranty Deed from Vicki Cross DiestelKamp, unmarried, dated 7/31/07 and recorded 8/2/07 in Instrument No. 20070802-0091885, in the Register's Office for Davidson County, Tennessee. The said Ann B. Oliver is now known as Ann Bruss.

This property has never been the marital residence of Raymond Anthony Bruss, husband of Ann Bruss and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **805 Footpath Terrace, Nashville, TN 37221**
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 our hands this 24th day of July, 2015.

Ann B. Oliver n/k/a Ann Bruss

Ann B. Oliver, n/k/a Ann Bruss

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 **Ann B. Oliver, n/k/a Ann Bruss, Married** 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 at Smyrna, Tennessee, this 24th day of July, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

