THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: ~~$10.00~~ $50.00 Affiant Subscribed and sworn to before me, this 28 day of October 2015. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150093448 DEEDWARRSP
Recvd: 11/03/15 08:54 4 pgs
Fees:22.00 Taxes:0.00

20151103-0111651

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

SPECIAL WARRANTY DEED

Address New Owner(s): Derek Hawkins 914 Steeplechase Drive Brentwood TN 37027	Send Tax Bills to Derek Hawkins New Owner	Tax Information: 149-3-20.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, James Potterbaum, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Derek Hawkins ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property").

This is improved property located at 2506 Sleepy Hollow Drive Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to the Property to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" hereto.

This deed is an absolute conveyance, Grantor having sold the Property to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by that certain deed of trust executed by James Potterbaum to Chapman and Rosenthal Title, Inc. as Trustee, for the benefit of Grantee, recorded as Instrument No. 20110901-0068023, Register's Office for Davidson County, Tennessee, and the note or notes secured thereby.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between Grantor and Grantee with respect to the Property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of October 20015.

James Potterbaum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Potterbaum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of October, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Exhibit "A"

Land in Davidson County, Tennessee, being Lot 410, SECTION 6, EDGE-O-LAKE ESTATES, as shown on plat of record in Plat Book 3700, Pages 15 and 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Potterbaum by Warranty Deed from Derek A. Hawkins, recorded on the 1st day of September, 2011 in Instrument No. 20110901-0068022, in the Register's Office of Davidson County, Tennessee.

Exhibit "B"

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 6, EDGE-O-LAKE ESTATES, as recorded in Plat Book 3700, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3908, Page 161.