WARRANTY DEED

Please Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MARGARET R. MEANS
My Commission Expires SEPT. 11, 2017, 2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Potter	New Owner	075-07-0-104.00
(NAME)	(NAME)	
600 Topeka Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brenda E. Devendorf, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tim Potter and wife Margo Potter**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 189 on the Plan of Section Four, Tulip Grove, of record in Plat Book 4175, Page 12, 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 David L. Devendorf and Brenda E. Devendorf by Quitclaim Deed from Mark Devendorf, dated 12/27/2013, recorded 12/31/2013 of record in Instrument No. 20131231-0131023, in the Register's Office for Davidson County, Tennessee.

The said David L. Devendorf died testate on 07/25/2014, devising subject property to Brenda E. Devendorf, as evidenced in File No. 14P1375, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to David L. Devendorf and wife, Brenda E. Devendorf, for life, remainder in Fee Simple Absolute to Mark Devendorf by Quitclaim Deed from David L. Devendorf, dated 11/10/2009, recorded 11/13/2009 of record in Instrument No. 20091113-0104915, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David L. Devendorf and wife, Wylodene Devendorf by Warranty Deed from Kendall Lynn Adams and wife, Elsie K. Adams, dated 02/22/1977, recorded 03/1/1977 of record in Book 5119, Page 850, in the Register's Office for Davidson County, Tennessee.

The said Wylodene Devendorf died on 01/21/1999, leaving the said David L. Devendorf the sole surviving tenant by the entirety

BILL GARRETT, Davidson County
Trans:T20150096191 DEEDWARR
Recvd: 11/12/15 10:04 2 pgs
Fees:13.00 Taxes:758.13

20151112-0114827

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 600 Topeka Drive, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10 day of Nov, 2015.

Brenda E. Devendorf
Brenda E. Devendorf

State of Tennessee
County of Wilson

Personally appeared before me Brenda Devendorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122