This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15701

Realty Title & Escr...
1118 Nashville Hw...
Columbia, TN ...
931-540-12...

Send Tax Bills To:
Guaranteed Rate, Inc.
3940 N. Ravenswood
Chicago, IL 60613

Return To:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

New Owner is:
Benjamin Anderson
1021 Redmond Court
Nashville, TN 37211

MAP: 180-00-0

PARCEL: 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy W. Potter and wife, Margo R. Potter**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Erin Anderson and husband, Benjamin Anderson**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1021 Redmond Court, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Ashburn-Phillips Subdivision, as of record in Book 6200, Page 937, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of the property.

BEING the same property conveyed to Timothy W. Potter and Margo R. Potter, husband and wife, by Quitclaim Deed from Timothy W. Potter, dated 6/17/11 and recorded 6/17/11 in Instrument Number 20110617-0046657; and the same property previously conveyed to Timothy W. Potter and wife, Julie T. Potter by Warranty Deed from Bennett Grady Phillips, II and wife, Jacqueline K. Phillips, dated 4/29/96 and recorded 5/6/96 in Book 10040, Page 761, Register's Office for Davidson County, Tennessee. The said Julie T. Potter is reported to have since died on or about April 1, 2003, leaving property vested solely in Timothy W. Potter as surviving tenant by the entirety.

Sellers Initials

Davidson County DEEDWARR
Recvd: 11/13/15 12:31 3 pgs
Fees:18.00 Taxes:1220.63
20151113-0115491

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of November, 2015.

GRANTOR(S):

TIMOTHY W. POTTER

MARGO R. POTTER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy W. Potter and Margo R. Potter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of November, 2015.

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$329,900.00**.

AFFIANT

SWORN TO and subscribed before me this 10th day of November, 2015.

STEPHANIE MOPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: January 11, 2017

True Copy Certification

I, Shannon C. Sylvester do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Maury

Personally appeared before me, Sherri Church a notary public for this county and state, Shannon C. Sylvester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/18/18

{Notary' Seal}

