(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150100555 DEEDWARR
Recvd: 11/25/15 13:57 2 pgs
Fees: 13.00 Taxes: 1258.00
20151125-0119856

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 11/5/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Potter Brothers Construction, LLC	New Owner	09107037000
(NAME)	(NAME)	
7003 Old Clarksville Pk.		09107009400
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carson Chamberlain and Rita Chamberlain, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Potter Brothers Construction, LLC, a Tennessee limited liability company,** 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:

Tract I: 5200 Tennessee Ave.

Land in Davidson County, Tennessee, being Lot No. 1101 and the Easterly 17 feet of Lot No. 1103 of Block 9 on the Plan No. 2, West Nashville, as of record in Book 57, Pages 172 and 173, in Register's Office for Davidson County, Tennessee.

Said lot and part of lot front together 52 feet on the Northerly side of Tennessee Avenue and run back between parallel lines with the Westerly margin of 52nd Avenue North 150 feet to an alley.

Being the same property conveyed to Carson Chamberlain and wife, Rita Chamberlain by Warranty Deed from Alice H. Magee, unmarried, recorded on the 29th day of January, 2013 in Instrument No. 20130129-0009141, in the Register's Office of Davidson County, Tennessee.

Tract II: 5202 Tennessee Ave.

Being the Westerly 8 feet of Lot No. 1103, and all of Lots No. 1105, and the Easterly 2 feet of Lot No. 1107 of Block No. 9 on Plan No. 2, West Nashville, as of record in Book 57, Pages 172 and 173, Register's office for Davidson County, Tennessee.

Said Lot and part of said lots adjoin and front together 35 feet on the Northerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley, on which they measure together 35 feet.

Being the same property conveyed by Warranty Deed from Harold R. Wise to Alice H. Magee, as recorded on the 29th day of June, 2006 in Instrument No. 20060629-0078097, in the Register's Office of Davidson County, Tennessee.

BOX 10-A

Being the same property conveyed by Quitclaim Deed from Alice H. Magee to Carson Chamberlain and Rita Chamberlain, as recorded on the 29th day of January, 2013 in Instrument No. 20130129-0009140, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5200 Tennessee Ave., Nashville, TN 37209
5202 Tennessee Ave., Nashville, TN 37209

(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 hands this 24th day of November, 2015.

Carson Chamberlain, Debra McCloud
Carson Chamberlain
By: Debra McCloud, His Attorney In Fact

Rita Chamberlain, Debra McCloud
Rita Chamberlain
By: Debra McCloud, Her Attorney In Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Debra McCloud, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carson Chamberlain and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Carson Chamberlain.

WITNESS my hand and seal this 24th day of November, 2015.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Debra McCloud, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rita Chamberlain and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Rita Chamberlain.

WITNESS my hand and seal this 24th day of November, 2015.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public: J. Trent Lehman
My Commission Expires: November 13, 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215