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WARRANTY DEED

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $727,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Potter Brothers Construction, LLC	New Owner	
(NAME)	(NAME)	
7003 Old Clarksville Pk.		16100004000(Tract III) 16100019900(Tract II) 16100003900(Tract I)
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VALINDA MERLE TATOM, UNMARRIED,** 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:

BILL GARRETT, Davidson County
Trans:T20160032001 DEEDWARR
Recvd: 04/19/16 13:42 3 pgs
Fees:18.00 Taxes:2691.75
20160419-0037854

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 5210, Page 208, said Register's Office; and restrictive covenants of record in Book 10971, Page 401, said Register's Office.

unimproved
This is improved x property, known as 5566, 5570 & 5574 Hill Road, Brentwood, TN 37027
(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.

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

Witness my hand this 14 day of April, 2016

Valinda Merle Tatom

VALINDA MERLE TATOM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valinda Merle Tatom, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of April, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

John Gregory Hardeman

Notary Public

EXHIBIT "A"

Tract I and Tract II:

Land in Davidson County, Tennessee, being Lots 1 & 2, TATOM ESTATES, as shown on plat of record in Plat Book 5210, Page 208, 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 by Warranty Deed from G. L. Thalman and wife, Katherine Thalman to Ethelyne Tatom and Jesse L. Tatom and wife, Pearl Tatom, as recorded on the 28th day of November, 1962 in Deed Book 3463, Page 557, in the Register's Office of Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being Lot 3, TATOM ESTATES, as shown on plat of record in Plat Book 5210, Page 208, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from G. L. Thalman and wife, Katherine Thalman to Ethelyne Tatom, as recorded on the 19th day of July, 1959 in Deed Book 2924, Page 373; a portion of Warranty Deed from Ethelyne Tatom to Jesse L. Tatom and wife, Pearl S. Tatom a one-half undivided interest, as recorded in Deed Book 3184, Page 295; a portion of Warranty Deed from Jim B. Smith and wife, Dorothy P. Smith to Ethelyne Tatom, a one-half undivided interest and Jesse L. Tatom and wife, Pearl S. Tatom, a one-half undivided interest, as recorded on the 18th day of December, 1961 in Deed Book 3314, Page 467; a portion of Warranty Deed from G. L. Thalman and wife, Katherine Thalman to Ethelyne Tatom & Jesse L. Tatom and wife, Pearl S. Tatom, as recorded on the 28th day of November, 1962 in Deed Book 3463, Page 557, said Register's Office.

Pearl S. Tatom died on February 11, 1991. Jessie L. Tatom died on February 16, 1998. Ethelyne Tatom is the devisee under the Will of Jesse L. Tatom probated under Docket No. 14P-231, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Ethelyne Tatom Turrentine has since died on September 20, 2010, Valinda Merle Tatom is the devisee under the Will of Ethelyne Tatom Turrentine probated under Docket No. 10P-1558, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and Affidavit of Heirship, as recorded on the 15th day of October, 2012 in Instrument No. 20121015-0094251 and Last Will and Testament of Ethelyne Tatom Turrentine, as recorded on the 20th day of March, 2014 in Instrument No. 20140320-0023031, said Register's Office. Ethelyne Tatom Turrentine and Ethelyne tatom are one and the same.