BOX 10-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041208 DEEDWARR
Recvd: 05/17/16 11:38 2 pgs
Fees:13.00 Taxes:740.00
20160517-0049126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires November 5, 2019

**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, and LLC | New Owner | |
| (NAME) 7003 Old Clarksville Pk. | (NAME) | 091-02-0 L 322.00 |
| (ADDRESS) Joelton, TN 37080 | (ADDRESS) | |
| (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, **VALERIE A. HARRELL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being the Northerly 105 feet of Lots Nos. 1322 and 1324 of Block 45, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.**

**Said parts of Lots Nos. 1322 and 1324 front together 60 feet on the Southerly side of California Avenue and run back between parallel lines, with the Easterly margin of 55th Avenue North, 105 feet to a dead line.**

**Being the same property conveyed to Valerie A. Harrell, unmarried by Warranty Deed from Ruby Lee D. Franks, unmarried, recorded on the 25th day of October, 2007 in Instrument No. 20071025-0126032, in the Register's Office of Davidson County, Tennessee.**

**Matthew Irvin Westphal joins in to convey any marital interest he may have.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 57, Page(s) 172, said Register's Office.**

unimproved
This is improved x property, known as 5411 California 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.

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

Witness my hand this 10 day of May, 2016

VALERIE A. HARRELL

MATTHEW IRVIN WESTPHAL

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 Valerie A. Harrell, 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 12 day of May, 2016.

Commission expires:

Notary Public

JEAN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

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 Matthew Irvin Westphal, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of May, 2016.

Commission expires:

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

Notary Public