BILL GARRETT, Davidson County
Trans:T20160047260 DEEDWARR
Recvd: 06/06/16 09:33 2 pgs
Fees:13.00 Taxes:95.83
20160606-0056548

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane, Suite F-103
Franklin, TN 37067
2016050034

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $25,900.00

RODNEY J HEIT
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2019

Sworn to and subscribed before me this 3rd day of June, 2016.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Lytonio Winston		021-000-285.00
1003 Atchley Court	New Owner	
Hendersonville, TN 37075		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lincoln R. Potter, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lytonio Winston and wife, Mikeesha Winston** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Morgan Estates, Section Two, of record in Plat Book 5200, Page 26, as revised in Instrument No. 20061117-0143045, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Billy R. Potter by Warranty Deed from Michael E. Morgan and wife, Pam S. Morgan, of record in Instrument No. 20031030-0159649, Register's Office for Davidson County, Tennessee, dated October 27, 2003 and recorded on October 30, 2003 The said Billy R. Potter having since died with his estate being probated in Williamson County, Tennessee, under Docket No. P6862, property was devised to his son Lincoln R. Potter.

This is unimproved property known as **5054 Rawlings Road, Joelton, TN 37080.**

The undersigned declares under penalty of perjury subject property was never used as a principal by the Grantor or his spouse.

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 2 day of June, 2016.

X _____
Lincoln R. Potter

RODNEY J HEIT
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2019

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Lincoln R. Potter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of June, 2016.

_____
Notary Public