Record & Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1571

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephanie L. Potter 7448 Harrow Drive Nashville, TN 37221	FfM Bank 50 Franklin St, Clarksville, TN 37040	142-2-87.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Stephanie L Potter
Affiant

Subscribed and sworn to before me, this the 16th day of June, 2016.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Deborah L Bissell
Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20160051974 DEEDWARR
Recvd: 06/20/16 09:31 6 pgs
Fees:33.00 Taxes:758.50
20160620-0062218

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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Estate of Kyle Richard Petty, by Scott Allen Patty, as Executor and as heir-at-law of Kyle Richard Patty; Gregg Richard Patty, as heir-at-law of Kyle Richard Patty; Susan Lynn Patty, as heir-at-law of Kyle Richard Patty; Jill Elaine Lubore, as heir-at-law of Kyle Richard Patty; and Amy Elizabeth Hamiter, as heir-at-law of Kyle Richard Petty** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephanie L. Potter, an unmarried individual,** 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:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Cross Timbers – Section 3, as of record in Book 4175, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kyle R. Patty and wife, Carolyn J. Patty by Warranty Deed from Thalia J. Rowe, dated May 26, 1992, recorded June 3, 1992, of record in Book 8641, page 917, Register's Office for Davidson County, Tennessee. The said Carolyn J. Patty having since died, property passing to Kyle R. Patty by operation of law as sole surviving heir in the entirety. The said Kyle R. Patty having since died testate on November 9, 2015, property passing in accordance with the terms of the Last Will and Testament of Kyle Richard Patty, Case No. 15P-1979, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Instrument No. 20160523-0051498, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **7448 Harrow Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **June, 2016.**

GRANTOR(S)

Estate of Kyle Richard Petty

By: Scott Allen Patty, Executor and as heir-at-law of
Kyle Richard Patty

See Attached (total 6 pages)

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Scott Allen Patty to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 16 day of June, **2016.**

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Notary Public
My Commission Expires:
4-28-19

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **June, 2016.**

GRANTOR(S)

Gregg Richard Patty , Heir-at-law of Kyle Richard Patty

see attached
Susan Lynn Patty

see attached
Jill Elaine Lubore

see attrached
Amy Elizabeth Hamiter

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Gregg Richard Patty to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 08 day of June, **2016.**

ASHLEY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 7-28-2016

Ashley Miller
Notary Public
My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **June, 2016.**

GRANTOR(S)

see attached

Gregg Richard Patty

Susan Lynn Patty, Heir-at-law ~~of~~ Kyle Richard Patty

see attached

Jill Elaine Lubore

see attached

Amy Elizabeth Hamiter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Susan Lynn Patty to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 8th day of June, 2016.

STACEY LANDRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Stacey Landry
Notary Public
My Commission Expires: 06/21/2016

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **June, 2016.**

GRANTOR(S)

see attached

Gregg Richard Patty

see attached

Susan Lynn Patty

Jill Elaine Lubore

Jill Elaine Lubore, Heir-at-law of Kyle Richard Patty

see attached

Amy Elizabeth Hamiter

HEATHER G. LANIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared JILL ELAINE LUBORE to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 9th day of JUNE, **2016.**

Heather G. Lanier

Notary Public
My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **June, 2016.**

GRANTOR(S)

see attached
Gregg Richard Patty

see attached
Susan Lynn Patty

see attached
Jill Elaine Lubore

Amy Elizabeth Hamiter, Heir-at-law of Kyle Richard Patty

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Amy Elizabeth Hamiter to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 8th day of June, 2016.

Hannah Farries
Notary Public
My Commission Expires: 01-06-2020

HANNAH FARRIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY