RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167521

**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20160053045 DEEDWARR
Recvd: 06/22/16 10:38 2 pgs
Fees: 13.00 Taxes: 481.00
20160622-0063493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melissa L. Potts *et ux*<br>3028 Penn Meade Way<br>Nashville, TN 37214 | Same address as new owner | 052 13 0B 140.00CO |

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CARMEN MCVETY, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MELISSA L. POTTS AND BRIAN A. POTTS, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 178 on the Plan of the Condominium Site Plan, River Glen, a Planned Unit Development, Phase IV, Section 2 of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carmen McVety, an unmarried woman, by Warranty Deed from Shawn P. McClendon and Deidra W. McClendon, husband and wife, dated 2/22/2016, recorded 3/15/2016, of record in Instrument No. 20160315-0024337, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3028 Penn Meade Way, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 9700, Page 858; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 16th day of June, 2016.

**CARMEN MCVETY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Carmen McVety, 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 seal, this the 16th day of June, 2016.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY