BILL GARRETT, Davidson County
Trans:T20160053873 DEEDWARR
Recvd: 06/24/16 08:59 2 pgs
Fees:13.00 Taxes:832.50
20160624-0064442

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

Polly E. Lavit
State of Tennessee Notary Public
Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/8/18

ADDRESS OF NEW OWNER:
Potter Brothers Construction LLC
7003 Old Clarksville Pk
Joelton, TN 37080

SEND TAX BILLS TO:
Potter Brothers Construction
7003 Old Clarksville Pk
Joelton TN 37080

PARCEL:
091 13 0 287.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CONSTANCE VICTORIA JOHNSON aka CONSTANCE VICTORIA MCGUIRE**, HEREINAFTER CALLED THE GRANTOR, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 34 and 35 on the plan of West Nashville Heights, as of record in Plat Book 332, page 127, Register's Office for said County, to which plan reference is made for a more complete description. (Legal description taken from prior deed.)

Being the same real estate conveyed to Nellie Lee Johnson by deed recorded September 11, 1985 in Book 5957, page 163, Register's Office of Davidson County, Tennessee. Being the same property since conveyed to Constance Victoria Johnson by will recorded December 5, 2014 in Instrument No. 201412051164, in said Register's Office.

This is **improved** _X_ property known as 6007 Obrien Street, Nashville, TN 37209
unimproved ___ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** its successors and/or assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2016 real property taxes which shall be prorated and assumed by the Grantee herein; (2) easements, restrictions, and building setback lines of record in Plat Book 332, page 127, in the Register's Office of Davidson County, Tennessee; and, I do further covenant and bind myself, my 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.

WITNESS MY HAND this 21st day of June, 2016.

Constance Victoria Johnson

CONSTANCE VICTORIA JOHNSON aka
CONSTANCE VICTORIA MCGUIRE
Constance Victoria McGuire

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Polly E. Lavit, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared CONSTANCE VICTORIA JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Seal on this the 21st day of June, 2016.

Polly E Lavit
Notary Public

My Commission Expires: 5/18/18

Polly E. Lavit
State of Tennessee Notary Public
Davidson County