BILL GARRETT, Davidson County
Trans:T20160066471 DEEDWARR
Recvd: 08/02/16 13:26 2 pgs
Fees:13.00 Taxes:888.00
20160802-0079746

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2016.

Notary Public
My commission expires:

SONYA C. STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

17-1605-172201

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Potter Brothers, LLC 7003 Old Clarksville Pk Joelton, TN 37080	Potter Brothers, LLC 7003 Old Clarksville Pk Joelton, TN 37080	091-11-0-176.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teresa Lynn Craft, devisee under the Last Will and Testament of Bonnie J. Orman, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Potter Brothers, LLC**, hereinafter called the Grantees, its successors 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 Nos. 611 and 613 and the easterly 10 feet of Lot No. 615, of Block 102, on the Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot Nos. 611 and 613 and part of Lot No. 615 front together 60 feet on the northerly side of Indiana Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to John T. Orman and wife, Bonnie J. Orman by deed from Janet E. Nicks Linamen and husband, Andy R. Linamen, dated June 19, 1991, recorded July 2, 1991, of record in Book 8390, Page 134, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bonnie J. Orman, a married person by Quitclaim Deed from John T. Orman, a married person, dated October 1, 2007, recorded October 15, 2007, of record in Instrument No. 20071015-0121809, Register's Office for Davidson County, Tennessee. The said Bonnie J. Orman died testate and solely vested in title on November 1, 2007. Last Will and Testament of Bonnie Jean Orman dated October 2, 2007, recorded January 22, 2009, of record in Instrument No. 20090122-0005378, said Register's Office. A Petition to Establish Muniment of Title was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 08P128. Her Will devised the subject property to Teresa Lynn Craft.

Bonnie J. Orman is one and the same person as Bonnie Jean Orman.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4704 Indiana Ave, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 19th day of July, 2016.

Teresa Lynn Craft

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Teresa Lynn Craft**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 19th day of July, 2016.

State of Tennessee at Large

My Commission expires: 1/4/19

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 01-06-2019