(1)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160067360 DEEDWARR
Recvd: 08/04/16 12:38 2 pgs
Fees: 13.00 Taxes: 1535.50
20160804-0080909

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Lynn Babcock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF August, 2016.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica Taylor Phillips (NAME) | (NAME) | |
| 813 45th Avenue N (ADDRESS) | New Owner (ADDRESS) | 091-07-0-428.00 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA TAYLOR PHILLIPS, UNMARRIED,** 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 1311, BLOCK 11, PLAN NO. 2, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed by Quitclaim Deed from Potter Brothers Construction LLC, a Tennessee limited liability company to Potter Brothers Construction LLC, a Tennessee limited liability company, as recorded on the 29th day of December, 2015 in Instrument No. 20151229-0130470; Warranty Deed from Michael D'Anna, Trustee of the Harris Family Trust dated May 21st, 2012 to Potter Brothers Construction, LLC, a Tennessee Limited Liability Company, as recorded on the 29th day of December, 2015 in Instrument No. 20151229-0130469, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 57, Page 172, said Register's Office; and restrictive covenants of record in Instrument No. 20160317-0025546, said Register's Office.**

This is improved x property, known as 5408 Tennessee Avenue, Nashville, TN 37209
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 31st day of August, 2016

POTTER BROTHERS CONSTRUCTION, LLC

BY: _____

ROBERT E. POTTER, JR., MANAGING MEMBER

_____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert E. Potter, Jr. and Roger N. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Potter Brothers Construction, LLC the within named bargainor, a limited liability company and that they as such Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2016.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019