File Box B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160067899 DEEDWARR
Recvd: 08/05/16 14:30 2 pgs
Fees: 13.00 Taxes: 1539.20

20160805-0081580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 9, 2018

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
Jeremy Logan Elrod and Rachael Anne Elrod	F & M BANK	
(NAME)	(NAME)	
5373 Trousdale Drive	10 CADILLAC DRIVE, STE 100	160-08-0-010.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	BRENTWOOD, TN 37027	
(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, **BEVERLY FRANCES POTTS VARDEN, REBECCA SUSAN POTTS CAWTHON JUDITH MARIE POTTS KILLEN, CO-EXECUTOR OF THE ESTATE OF EDNA GRACE POTTS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY LOGAN ELROD AND WIFE, RACHAEL ANNE ELROD,** 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 21, BROADWELL ACRES, as shown on plat of record in Plat Book 2663, Page 118, 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 to Herman Potts and wife, Edna Grace Potts by Warranty Deed from Willie B. McDaniel, a widow, recorded on the 9th day of May, 1983 in Deed Book 6053, Page 527, in the Register's Office of Davidson County, Tennessee. Herman Potts died on November 3, 1998, leaving Edna Grace Potts is sole surviving Tenant by the Entirety. Edna Grace Potts aka Edna Grace Hills Potts has since died on June 4, 2016 leaving a Last Will and Testament that was probated under Docket No. 16P1023 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Beverly Frances Potts Varden, Rebecca Susan Potts Cawthon and Judith Marie Potts Killen were appointed to serve as Co-Executors and Trustee of the Estate under Article I, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Co-Executors, as authorized by TCA 31-2-103 with power to sell without the joinder of any beneficiary or the approval of any court pursuant to Article IV of said Will.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 2663, Page(s) 118, said Register's Office.

unimproved
This is improved x property, known as 5373 Trousdale Drive, Nashville, TN 37220
(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 5th day of August, 2016

Beverly Frances Potts Varden

BEVERLY FRANCES POTTS VARDEN, CO-EXECUTOR

Rebecca S. Cawthon

REBECCA SUSAN POTTS CAWTHON, CO-EXECUTOR

Judith M. P. Killen

JUDITH MARIE POTTS KILLEN, CO-EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, BEVERLY FRANCES POTTS VARDEN, REBECCA SUSAN POTTS CAWTHON AND JUDITH MARIE POTTS KILLEN with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of The Estate of Edna Grace Potts, and who further acknowledged that they are authorized to execute the within instrument as Co-Executors.

Witness my hand and official seal at Nashville, Tennessee this 5 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