BILL GARRETT, Davidson County
Trans:T20160069466 DEEDWARR
Recvd: 08/11/16 08:42 3 pgs
Fees:18.00 Taxes:210.90
20160811-0083423

ADDRESS OF NEW OWNER:
AND SEND TAX BILLS TO:
RACHEL BIGGERSTAFF
3124 Tyree Springs Rd
Hendersonville TN 37075

THIS INSTRUMENT WAS PREPARED BY:

KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP & PARCEL #025-04-004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIFTY-SEVEN THOUSAND AND NO/100 ($57,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **PLEAS POTTS,** a single person, have this day bargained and sold and by these presents do hereby transfer and convey unto **RACHEL BIGGERSTAFF,** her heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 11 on the Plan of W. C. Moncrief's Subdivision of the Mathes Land, not of record, described according to a survey made by Rocky Montoya, Surveyor, February 6, 1987, as follows: Said Lot 11 fronts 75 feet on the southerly margin of West Cedar Street and runs back between parallel lines 150 feet to a dead line in the rear which measures 75 feet.

BEING the same property conveyed to Pleas Potts and Vicki Kirby by deed from Fannie Mae a/k/a Federal National Mortgage Association, dated January 19, 2012 and filed for record as Instrument #20120123-0006155, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 16, 2012 and filed for record as Instrument #20120820-0074466, in the Register's Office for Davidson County, Tennessee, Vicki Kirby conveyed her interest in said property to Pleas Potts.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, her heirs and assigns, in fee simple forever.

THE GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of the above-described lot or parcel of land, that he has a good right to convey

same, and that the same is unencumbered, EXCEPT for 2016 real estate taxes which are to be pro-rated and payment assumed by Grantee, applicable zoning and building regulations and permits, and all visible easements.

THE GRANTOR COVENANTS with the said GRANTEE and binds himself, his heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, her heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 5 day of August, 2016.

Pleas Potts

PLEAS POTTS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PLEAS POTTS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 5 day of August, 2016.

Vicki Grantham

NOTARY PUBLIC

VICKI GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-21-2020

MY COMMISSION EXPIRES: 4-21-20

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$57,000.00**, which amount is equal to or

greater than the amount which the property transferred would command at a fair voluntary sale.

Rachel Biggerstaff
AFFIANT

SUBSCRIBED and sworn to before me, this the 5 day of August 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020