BILL GARRETT, Davidson County
Trans:T20160093463 DEEDWARRSP
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Fees:18.00 Taxes:740.00
20161024-0111907

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 200,000.00.

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
E-mail: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 20th day of
OCTOBER, 2016.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATHANIEL FERGUSON JR. 2007 18TH AVE., NORTH NASHVILLE, TN 37208	NATHANIEL FERGUSON JR. 2007 18TH AVE., NORTH NASHVILLE, TN 37208	08107015900

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Loyd F. Potts and Wife, Janie C. Potts, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto Nathaniel Ferguson Jr., a single person, herein called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

Being the same property conveyed to Loyd F. Potts and Janie C. Potts, by deed from Exxon Company, U.S.A. (a division of Exxon Corporation) Houston, Texas, of record in Book 6288, Page 710, Register's Office foe Davidson County, Tennessee

This conveyance is made subject to restrictive covenants, easements, and setback lines that are applicable to the herein described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is (X) improved ( ) unimproved property known as: 2007 18th Avenue, North,

Nahsville, TN. 37208

The herein description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD said parcel of land, together with all of the appurtenances, estate, title, and interest thereto belonging to said Grantee his heirs, and assigns, forever.

Grantors do hereby covenant with Grantee that Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

WITNESS my hand this 20th day of OCTOBER, 2016

Janie C. Potts
JANIE C. POTTS

Loyd F. Potts
LOYD F. POTTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JANIE C. POTTS and LOYD F. POTTS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 20th day of OCTOBER, 2016.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:

Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT "A"

Those certain tracts or parcels of land in the Eighth Civil District of Davidson County, Tennessee, described as follows:

The southwesterly part of Lot No. 4 and the westerly parts of Lots Nos. 5 and 6 on the Map of W. A. Gilmore's Plan of Lots, as of record in book 161, page 58, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, February 14, 1951, as follows:

(TRACT NO. 1)
Beginning at a point on the southwesterly margin of U. S. Highway 41-W at the southeast corner of said Highway and a 10 foot alley running along the western boundary line of Lots Nos. 4, 5, 6 and 7 in said Plan; thence with the southwesterly margin of said Highway, south 55° 22' east 103.43 feet to the beginning of a curve; thence around said curve in a southeasterly direction 88.69 feet to a point in the line between said Lots Nos. 6 and 7; thence with the line between said Lots, north 87° 45' west 146 feet, more or less, to the easterly margin of said alley; thence with the easterly margin of said alley; north 1° 02' west 115 feet to the beginning.

(TRACT NO. 2)
The westerly part of Lot No. 7 on the Map of W. A. Gilmore's plan of Lots, as of record in book 161, page 58, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County surveyor, February 14, 1951, as follows:

Beginning at a point on the southwesterly margin of State Highway No. 12 or U. S. Highway No. 41-W at the intersection of the southern boundary line of Lot No. 6 on said plan and the southwesterly margin of said highway; thence with the margin of said highway southeastwardly 58.08 feet to a point; thence north 89° 30' west 172.8 feet to a point on the easterly margin of a 10-foot alley; thence with the easterly margin of said alley north 1° 02' west 55.5 feet to the southwest corner of Lot No. 6; thence with the line between said lots Nos. 6 and 7, south 67° 45' east 146 feet, more or less, to the beginning.

Subject to all matters as shown on Plat of Record in Book 161, Page 58, Registers Office for said County.