WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170013994 DEEDWARR
Recvd: 02/16/17 09:00 2 pgs
Fees:13.00 Taxes:1554.00

20170216-0015864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Matthew C. Denney and Spenser Lane Denney	same	
(NAME)	(NAME)	091-11-0-M 002.00 CO
4704 B Indiana Avenue		
(ADDRESS)	(ADDRESS)	
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, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW C. DENNEY AND SPENSER LANE DENNEY, HUSBAND AND WIFE,** 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 Unit B of HOMES AT 4704 INDIANA, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 4704 INDIANA, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160830-0091024, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 4704 INDIANA, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160830-0091024, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Teresa Lynn Craft, devisee under the Last Will and Testament of Bonnie J. Orman, deceased to Potter Brothers, LLC, as recorded on the 2nd day of August, 2016 in Instrument No. 20160802-0079746; Last Will and Testament of Bonnie Jean Orman recorded in Instrument No. 20090122-0005378; Quitclaim Deed from John T. Orman, a married person to Bonnie J. Orman, a married person, as recorded on the 15th day of October, 2007 in Instrument No. 20071015-0121809 and Warranty Deed from Janet E. Nicks Linamen and husband, Andy R. Linamen to John T. Orman and wife, Bonnie J. Orman, as recorded on the 2nd day of July, 1991 in Deed Book 8390, Page 134, in the Register's Office of Davidson County, Tennessee. Potter Brothers, LLC and Potter Brothers Construction, LLC are one and the same,

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 57, Page(s) 74 and 75, said Register's Office; and Restrictive Covenants of record in Instrument No. 20160830-0091024, said Register's Office; Charter of Homes at 4704 Indiana Corporation recorded at Instrument No. 20160830-0091023, said Register's Office.

unimproved
This is improved x property, known as 4704 B Indiana Avenue, Nashville, TN 37209

(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 14th day of February, 2017

POTTER BROTHERS CONSTRUCTION, LLC

BY: _____

ROBERT E. POTTER, JR., MANAGING MEMBER

BY: _____

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 he 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 14th day of February, 2017.

KEITH D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

Commission expires:

_____
Notary Public