BILL GARRETT, Davidson County
Trans:T20170018143 DEEDWARR
Recvd: 03/02/17 11:33 2 pgs
Fees:13.00 Taxes:925.00
20170302-0020756

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY:**
**BYRD & BYRD, P.L.L.C.**
**518 CARRIAGE HOUSE DRIVE**
**JACKSON, TN 38305**

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**.

James Michael West
Affiant

SONYA C STARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-10-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, ~~2016~~ 2017

Sonya C. Starnes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-10-19

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| Potter Brothers Construction LLC | Potter Brothers Construction LLC | |
| 7003 Old Clarksville Pike | 7003 Old Clarksville Pike | 091 11 0 101.00 |
| Joelton, TN 37080 | Joelton, TN 37080 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JAMES MICHAEL WEST**, HEREINAFTER CALLED THE GRANTOR, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

**BEING all of Lot 802 and the easterly 15 feet of Lot No. 804 of Block 131, on the Plan of Number One West Nashville, of record in Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee.**

**Said Lot No. 802 and the easterly 15 feet of Lot No. 804 adjoins and front together 50 feet on the southerly side of Illinois Avenue and runs back between parallel lines at 150 feet to an alley. (Legal description taken from prior deed.)**

**Being the same real estate conveyed to James Michael West by deed dated May 5, 1998 and recorded in Book 10926, page 279, in the Register's Office of Davidson County, Tennessee.**

This is **improved** X property known as 4901 Illinois Avenue, Nashville, TN
unimproved ___ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEE,** its successors and/or assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2016 real property taxes which shall be prorated and assumed by the Grantee herein; (2) easements, restrictions, and building setback lines of record in Book 57, pages 74 and 75, in the Register's Office of Davidson County, Tennessee; and, I do further covenant and bind myself, my 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 27th day of ~~December, 2016.~~ February 2017 gmw

James Michael West
JAMES MICHAEL WEST

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, SONYA C. STARNES, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JAMES MICHAEL WEST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal on this the 27th day of ~~December, 2016~~ February, 2017 gmw.

Sonya C. Starnes
Notary Public

My Commission Expires: 03-10-19

SONYA C STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019