082

**BOX 10-A**

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019543 DEEDWARR
Recvd: 03/07/17 11:57 2 pgs
Fees:13.00 Taxes:999.00
20170307-0022451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF March 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

**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 |
|---|---|---|
| David Dylan Potter and Roger Potter | Franklin American Mtg. Co. | |
| (NAME) | (NAME) | |
| 6005 A O'Brien Ave | 6100 Tower Cir. Ste. 600 | 09113054900 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Franklin, TN 37067 | |
| (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 CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID DYLAN POTTER, UNMARRIED AND ROGER NEAL POTTER, MARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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 No. 35 on the plan of West Nashville Heights, as of record in Book 332, Page 127, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.**

**Being a portion of the same property conveyed by Warranty Deed from Constance Victoria Johnson aka Constance Victoria McGuire to Potter Brothers Construction LLC, as recorded on the 24th day of June, 2016 in Instrument No. 20160624-0064442; being a portion of Quitclaim Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company to Potter Brothers Construction, LLC, as recorded on the 5th day of October, 2016 in Instrument No. 20161005-0105443; being a portion of Warranty Deed from Sarah Buttrey Greer and husband, Lawrence N. Greer to Nellie L. Johnson, as recorded on the 29th day of October, 1982 in Deed Book 5957, Page 163 and see also Last Will and Testament of Nellie Lee Johnson in Instrument No. 20141205-0111624, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to 2016 Real Property taxes; and All matters appearing on the plan of record in Plat Book 332, Page 127, said Register's Office.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 6005 A O'Brien Ave, 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 3 day of March, 2017

POTTER BROTHERS CONSTRUCTION, LLC

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Roger N. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of Potter Brothers Construction, LLC the within named bargainor, a limited liability company and that he as Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 3 day of March, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

_____
Notary Public