THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March 2017 Notary Public MY COMMISSION EXPIRES March 3, 2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170028269 DEEDWARR
Recvd: 04/04/17 10:50 2 pgs
Fees:13.00 Taxes:425.50
20170404-0032764

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas P. Depies	Regions Bank d/b/a	MAP
410 Cottonwood Drive	2050 Parkway Office Circle	PARCEL 096-06-0-104.00
Nashville, TN 37214	Birmingham, AL 35244	
(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, I, **Wendy Machelle Potts**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas P. Depies, husband and Mary P. Gibson, 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 Lot No. 186 on the Plan of Clover Hill, Section No. IV of record in Plat Book 2133, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 186 fronts 90.3 feet on the Southerly margin of Cottonwood Drive and extends back 185.00 feet on the Westerly line and 180.0 feet on the Easterly line to a dead line in the rear measuring 91.6 feet thereon.

Being the same property conveyed to Wendy Machelle Potts by Quitclaim deed from Bedford Potts and Valorie M. Potts of record in Book 8891, page 166, Register's Office for Davidson County, Tennessee, dated March 18, 1993 and recorded on March 19, 1993. Life Esate was reserved for Bedord Potts and Valorie M. Potts. The said Beford Potts having since passed away on September 13, 2015. The said Valorie M. Potts having since died on September 4, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **410 Cottonwood Drive, Nashville, TN 37214.**

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 _____ hand( ) this the 31st day of March, 2017.

Wendy Machelle Taylor By [signature], Attorney in fact
Wendy Machelle Taylor by Sherry Dill-Spann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2017.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherry Dill-Spann** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Wendy Machelle Taylor**, as HER Attorney in Fact, as the free act and deed of the within named **Wendy Machelle Taylor**.

Witness my hand and official seal this the 31st day of March, 2017.

My Commission expires 10-7-2019

[signature]
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY