29424-8

BILL GARRETT, Davidson County
Trans:T20170032446 DEEDWARR
Recvd: 04/18/17 11:47 2 pgs
Fees:13.00 Taxes:1387.50
20170418-0037713

Box 14

WARRANTY DEED

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00**

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2017.

Notary Public

My commission expires: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West Nashville Law Group
4800 Charlotte Avenue, Nashville, TN 37209

Address of New Owner(s) as follows: **Potter Brothers Construction, LLC, a Tennessee limited liability co.**	Send Tax Bills To: OWNER	Map-Parcel Numbers **Map 091-11-0 Parcel 443 Map 091-11-0 Parcel 444 Map 091-11-0 Parcel 445**
7003 Old Clarksville Pike		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Greater Neighborhood Builders, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Potter Brothers Construction, LLC, a Tennessee limited liability company

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:

Tract 1: (Map 091-11-0 Parcel 443.00)

Land in Davidson County, Tennessee, being Lot No. 2 of Block No. 97, on the No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract 2: (Map 091-11-0 Parcel 444.00)

Land in Davidson County, Tennessee, being Lot No. 4 of Block No. 97, on the No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract 3: (Map 091-11-0 Parcel 445.00)

Land in Davidson County, Tennessee, being Lot No. 6 of Block No. 97, on the No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tracts 1, 2 and 3:

Being the same property conveyed to Greater Neighborhood Builders, LLC, a Tennessee limited liability company, by Deed dated October 10, 2016 from Jack E. Crouch, Jr. and Don B. Crouch, of record in Instrument No. 20161017-0109194, Register's Office for Davidson County, Tennessee. The said Greater Neighborhood Builders, LLC, a Tennessee limited liability company having quitclaimed to Greater Neighborhood Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20161018-0109940, said Register's Office, for the purpose to obtain separate map & parcel numbers for each lot.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 57, Pages 74 and 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__X__) property, known as **601A, 601B, & 601C 49th Avenue North, Nashville, TN 37209**

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 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/our hand(s) this **12th** day of **April, 2017.**

Greater Neighborhood Builders, LLC,
a Tennessee limited liability company

BY: _____
Andrew Provost, sole member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Andrew Provost** with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be th **sole member** of **Greater Neighborhood Builders, LLC**, a Tennessee limited liability company, the within named bargainor, an that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of th limited liability company by the said **Andrew Provost** as **sole member**.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of **April, 2017.**

_____
Notary Public

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6. 2018

My Commission Expires: 3/6/18