BILL GARRETT, Davidson County
Trans:T20170038769 DEEDWARR
Recvd: 05/08/17 09:40 2 pgs
Fees:13.00 Taxes:303.40
20170508-0045235

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of May, 2017, by and between Robert E Potter Sr, unmarried, party of the first part, and Magnum Investment LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 508 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300,Page 31, Register's office for said County.

SAID Lot No. 508 fronts 75.0 feet on the northerly side of Vailview Drive and extends back 116.2 feet on the westerly line and 116.4 feet on the easterly line, to a line in the rear on which it measures 100.7 feet.

Being all or part of the same property conveyed to Robert E. Potter, Sr. by virtue of that certain Division Deed dated March 27, 2009, and being of record at Instrument No. 20090330-0028352 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3300, Page 31 and Book 3313, Page 402 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

R. P. Potter

Robert E Potter Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert E Potter Sr, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2017.

Ashlee D. Page

Notary Public

My Commission Expires: 9/2018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| | |
|---|---|
| Property Owner & Address: | Magnum Investment LLC<br>1970 Ashburn Court<br>Nolensville, TN 37135 |
| Tax Parcel No | 06002005900 |
| Property Address: | 3209 Vailview Drive<br>Nashville, TN 37207 |
| MAIL TAX BILLS TO: | Owner at Owner's Address |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $82,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of May, 2017.

Notary Public

My Commission Expires: 9/2018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY