BILL GARRETT, Davidson County
Trans:T20170040583 DEEDWARR
Recvd: 05/12/17 10:00 2 pgs
Fees:13.00 Taxes:560.55
20170512-0047226

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5439

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $151,500.00

Frank B. Potts
Affiant

Subscribed and sworn to before me, this the 5 day of May, 2017.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Frank Potts 107 E. College St. Florence, AL 35630	NEW OWNER	164060A05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Pramila Kothawala, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frank Potts, a single man**, 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 all of Unit No. 56, as well as the Limited Common Area designated as Garage Unit 5, Final Plat of Autumn Glen, Section 1, a Condominium Regime, as shown by plat appearing of record in Instrument No. 20020926-0117438, and as established and defined by Amended and Restated Master Deed of record in Instrument No. 20030929-0143614 and amended in Instrument No. 20101229-0103591, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Pramila Kothawala by Warranty Deed from Mainstreet Homes, LLC, recorded on the 14th day of April, 2004 in Instrument No. 20040414-0041830, as corrected by Quitclaim Deed recorded in Instrument No. 20120627-0056276, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4316 Summercrest Blvd Unit 522, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2017.

Pramila Kothawala

Pramila Kothawala

STATE OF FLORIDA
COUNTY OF Sarasota

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Pramila Kothawala**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of May, 2017.

Notary Public
My Commission expires: 10-26-2018

Notary Public State of Florida
Lauren M Williams
My Commission FF 171533
Expires 10/26/2018