BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170045610 DEEDWARR
Recvd: 05/30/17 13:25 2 pgs
Fees:13.00 Taxes:1369.00
20170530-0053420

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
POTTER BROTHERS CONSTRUCTION, LLC	**SAME**	**Tract I: 091-12-0-035.00** **Tract II: 091-12-0-306.00**
(NAME) **P. O. BOX 123**	(NAME)	
(ADDRESS) **JOELTON, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LINDA F. DAVIS A/K/A LINDA DAVIS AND DON DAVIS, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Map & Parcel 091-12-0-035.00

Land in Davidson County, Tennessee, being Lots Nos. 513 and 515, Block 83, on the plan of West Nashville, Plan No. 1, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot Nos. 513 and 515 front together 50 feet on the northerly margin of Indiana Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donnie T. Davis et ux Linda F. Davis, by deed from Arthur W. Craddock and wife, Frances Craddock, of record in Book 5540, page 458, dated December 4, 1979, said Register's Office. Being further conveyed to Linda F. Davis a/k/a Linda Davis, by Quitclaim Deed from Donne T. Davis a/k/a Don Davis of record in Instrument No. 20130122-0007078, dated January 18, 2013, said Register's Office.

Tract II: Map & Parcel 091-12-0-306.00

Land in Davidson County, Tennessee, being Lot No. 511, Block 83, on the plan of West Nashville, Plan No. 1, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 511 fronts 25 feet on the northerly margin of Indiana Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Don Davis and wife, Linda Davis, by deed from Trustee of Richland Primitive Baptist Church, Arthur A. Nolan, of record in Book 9416, page 35, dated July 22, 1994, said Register's Office. Being further conveyed to Linda F. Davis a/k/a Linda Davis, by Quitclaim Deed from Donne T. Davis a/k/a Don Davis of record in Instrument No. 20130122-0007078, dated January 18, 2013, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 57, Pages 74 and 75; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5452, Page 50; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property, known as **4606 & 0 INDIANA 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; 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 our hands this 30th day of May, 2017.

LINDA F. DAVIS

DON DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda F. Davis and Don Davis, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of May, 2017.

My Commission Expires: **November 5, 2018**



Notary Public