(1)
527

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170045935 DEEDWARR
Recvd: 05/31/17 10:02 2 pgs
Fees: 13.00 Taxes: 1036.00
20170531-0053833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of May, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew Ostermann and Alyssa Birmingham	Pinnacle Bank	147 14 0 075.00
(NAME) 579 Valleywood Drive	(NAME) 150 3rd Ave S. Ste. 900	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trenton D Potter and Elizabeth A. Potter, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meaghan Birmingham, unmarried and Matthew Osterman, unmarried, as Tenants in Common**, 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 Lot No. 288, on the Plan of Whispering Hills, Section II B, as shown by plat appearing of record in Plat Book 2331, Page 155, 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 Elizabeth A. Potter and Trent Potter, wife and husband by Warranty Deed from Tamala Ann George-Brown, now Tamala Toornburg, married dated February 15, 2007 and recorded February 20, 2007 as Instrument No. 20070220-0020048, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Elizabeth A. Potter and Trenton D. Potter, wife and husband by Quitclaim Deed from Elizabeth A. Potter and Trenton D. Potter a/k/a Trent Potter, wife and husband dated January 23, 2013 and recorded February 01, 2013 as Instrument No. 20130201-0010882, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 579 Valleywood Drive, Nashville, TN 37211

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, has 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 our hands this 30th day of May, 2017

Trenton D Potter

Elizabeth A. Potter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Elizabeth A. Potter and Trenton D. Potter, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2017.

Notary Public

My Commission Expires: 7/16/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-172780SSO