WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064991 DEEDWARR
Recvd: 07/28/17 13:36 2 pgs
Fees:13.00 Taxes:558.70

20170728-0076794

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

MST 2017-1056

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson ac

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: 11-5-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Potka and Gentian Potka	Movement Mortgage, LLC	135-12-0C-028.00-CO
(NAME) 1943 Nashboro Blvd.	(NAME) P. O. Box 660592	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Dallas, TX 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wendy Martinie f/k/a Wendy L. Roberts, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Potka and Gentian Potka, husband and wife,** 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:

Being Unit No. 28 on the Plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, as shown by plat of record in Instrument No. 20021230-0161681, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wendy L. Roberts, an unmarried woman by Warranty deed from Gallardia Properties, LLC of record in Instrument No. 20050531-0060911 Register's Office for Davidson County, Tennessee, dated May 26, 2005 and recorded on May 31, 2005.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20021230-0161681, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021211-0152726, amended and replaced with the name Lakeside Villas Homeowner's Association, Inc. in Instrument 20031008-0149209, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4827, Page 14, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee. By-Laws for Parkside Villas Homeowner's Assn., Inc. in Instrument 20021211-0152727, amended and replaced with the name Lakeside Villas Homeowner's Assn., Inc. in Instrument 20020507-0056329, said Register's Office. Quitclaim Deed for Common Areas of record in Instrument Number 20031008-0149210, in the Register's Office for Davidson County, Tennessee. Subject to agreements contained in "License to use Fitness Center and Swimming Pools" in Instrument 20020507-

0056329, said Register's Office. Easement for Metro Government in Book 4868, page 74, Book 4815, page 425, Book 6209, page 538, and Instrument 20010314-0024179, said Register's Office. Easement for Golf Course and Utilities of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee. Easement for public right of way dedication of record in Plat Book 4460, Page 149-151, Plat Book 4660, Page 74, Plat Book 4860, Page 74, in the Register's Office for Davidson County, Tennessee.

This property, known as *#28* 1943 Nashboro Blvd, Nashville, TN 37217
(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, 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 28th DAY OF July, 2017.

Wendy Martinie

Wendy Martinie

Edwin Martinie joins in this conveyance to convey any and all marital interest they may have in subject property.

Eddie Martinie

Edwin Martinie

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendy Martinie and Edwin Martinie, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2017.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON