Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0403S-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2017

Notary Public
My Commission Expires: 8/10/2020

CHERYL ANGELA FIGLIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 08-10-2020

Address of New Owner	Send Tax Bills To:	
Potter Brothers Construction,LLC 7003 Old Clarksville Pike Joelton, TN 37080	same	Map/parcel: 091 02 4H 001.- UNIT A 091 02 4H 002.00 - UNIT B

WARRANTY DEED

FOR AND IN 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, I/WE

Harrington Homes, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), 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(S), its 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 Units A and B of 1505 61st Avenue North Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1505 61st Avenue North Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160623-0064034, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1505 61st Avenue North Homes, a Horizontal Property Regime with Private Elements, contained in said Declarations, the plat filed as Exhibit "B" to said Declarations appearing in Instrument No. 20160623-0064034, and Bylaws appended thereto as Exhibit "C" said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification of said Unit.

BILL GARRETT, Davidson County
Trans:T20170074302 DEEDWARR
Recvd: 08/25/17 11:51 2 pgs
Fees:13.00 Taxes:999.00
20170825-0087560

Being the same property conveyed to Harrington Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Lone Oak, LLC, a Tennessee limited liability company, dated 11/30/2016, and recorded on 12/7/2016 appearing of record in Instrument No. 20161207-0128343, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is Unimproved property known as: 1505 61st Ave Nashville, TN, 37209

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), its heirs and assigns forever; and I/We so 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, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of August, 2017

Harrington Homes, LLC

BY: _____
Richard D. Harrington
its: Chief Manager

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Richard D. Harrington** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Chief Manager,** the within named bargainor, Harringtong Homes, LLC, a Tennessee Limited Liability Company, and that he as such **Chief Manager,** being authorized so to do , executed the foregoing instrument for the purposed therein contained by signing the name of the limited liability company, by the said **Richard D. Harrington** as such **Chief Manager.**

Witness my hand and official seal this 23rd day of August, 2017

_____
Notary Public

My Commission Expires: 6-15-19

