WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170078653 DEEDWARR
Recvd: 09/08/17 09:56 2 pgs
Fees:13.00 Taxes:1635.40
20170908-0092356

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Reilly and Margaret Reilly	new owners	
(NAME)	(NAME)	
5305 B Illinois Ave		09111045500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **POTTER BROTHERS CONSTRUCTION, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH REILLY AND MARGARET REILLY, 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:

Land in Davidson County, Tennessee, being Lot No. 1212 on Block No. 177 on the map showing Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being part of the same property conveyed by Quitclaim Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company to Potter Brothers Construction, LLC, as recorded on the 17th day of February, 2017 in Instrument No. 20170217-0016397; part of Warranty Deed from David W. Gray and wife, Brenda J. Gray to Potter Brothers, LLC, a Tennessee Limited Liability Company, as recorded on the 27th day of December, 2016 in Instrument No. 20161227-0135183, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5305 B Illinois 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, 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 hand this 31 day of August, 2017

POTTER BROTHERS CONSTRUCTION, LLC

BY: _____

ROBERT E. POTTER, JR., MANAGING MEMBER

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert E. Potter, Jr. and Roger N. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Potter Brothers Construction, LLC the within named bargainor, a limited liability company and that they as Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 31 day of August, 2017.

Commission expires:

_____ Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-17-5305