THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170813132**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2017. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 75 DEEDWARR
09/11/2017 10:17:36 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20170911-0092784

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires September 16, 2017

WARRANTY DEED

Address New Owner: Angela Pottmeyer and Rodney Pottmeyer 641 OLD HICKORY BLVD #43 Brentwood TN 37027-3950	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171030B13500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia S. Webb, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Pottmeyer, a single person and Rodney Pottmeyer, a married person, as Tenants in Common with Right of Survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 51, on the Plan of Revision One, a Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes of Fredericksburg, as established by the Declaration of Restrictive Covenants of record in Book 10126, Page 435; as amended in Book 10224, Page 683; Book 10294, Page 850; Book 10393, Page 11; Instrument No. 20000718-0070558; Instrument No. 20050705-0076596; Book 10628, Page 517, and Book 10694, Page 541, said Register's Office, and as shown on plan of record in Book 9700, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia S. Webb, unmarried by Warranty Deed from Helene G. Hicks, an unmarried woman, recorded on the 3rd day of February, 2014 in Instrument No. 20140203-0009441, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF FREDERICKSBURG, PHASE ONE, SECTION THREE, as recorded in Plat Book 9700, Page(s) 534.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 7798, Page 843 and Instrument Nos. 20000718-0070558 and 20050705-0076596.

Terms and provisions of by-Laws recorded in Book 10126, Page 486, Book 10275, Page 959 and Instrument No. 20150102-0000219.

Charter of Homeowners Association recorded in Book 10126, Page 430.

Easement for Drainage, recorded in Book 7851, Page 712 and Book 10012, Page 756.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269, Book 7358, Page 643 and Book 9607, Page 431.

This is improved property located at 641 OLD HICKORY BLVD #43 Brentwood TN 37027-3950

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2017.

Virginia S. Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia S. Webb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018