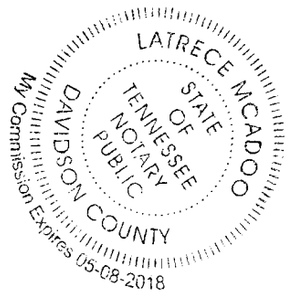
WARRANTY DEED



File #12389

Return to:

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben C. Bailey Anita Bailey	Ben C. Bailey Anita Bailey	10312017400
(NAME)	(NAME)	
217 Mayfair Rd.	390 Wayside Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Allan Yates Potts and Samuel Eugene Potts as Co-Conservators for Mary Grace Yates Potts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ben C. Bailey and Anita Bailey, 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 the northwesterly 50 feet front and 43 feet rear of Lot No. 23 and the southeasterly 45 feet front and 30 feet rear of Lot No. 24 of Block "D" on the Plan of Cherokee Park, Section 1, as of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said Parts of Lots 23 and 24 front together 95 feet on the southwesterly side of Mayfair Road and run back 196 feet, more or less, on the southeasterly line and 189 feet, more or less, on the northwesterly line to a dead line, measuring 73 feet thereon.

Being the same property conveyed to Buford Wayne Potts and wife Mary Grace Yates Potts by deed of record in Book 3986, page 127, Register's Office for Davidson County, Tennessee. Buford Wayne Potts having since died. Affidavit of Conservatorship of Mary Grace Yates Potts granting Allan Yates Potts and Samuel Eugene Potts the right to sell the property on behalf of Mary Grace Yates Potts, of record in Instrument No. 20170519-0050051.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 217 Mayfair Rd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 1666 **DEEDWARR**
09/18/2017 10:43:49 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20170918-0095086

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 hands this 13th day of September, 2017.

Allan Yates Potts as Co-Conservators for Mary Grace Yates Potts

Samuel Eugene Potts as Co-Conservators for Mary Grace Yates Potts

State of Tennessee
County of Williamson

On this the 13th day of September, 2017, before me, personally appeared Allan Yates Potts and Samuel Eugene Potts as Co-Conservators for Mary Grace Yates Potts, to me known to be the person described in and who executed the forgoing instrument , and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and seal this 13th day of September, 2017.

Notary Public
My Commission Expires: _____

File No.: 12389