WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Matthew Palange	New Owner	
(NAME)	(NAME)	09106023500
5415 Louisiana Ave.		
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW PALANGE, SINGLE MAN,** 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. 1324 of Block No. 21, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed by Warranty Deed from J. E. Phelan, Willie O. Kelly, Earl C. Sutton, Robert (Bob) Kennedy, Leon Kelly, Matthew Joel Phelan, George Weitemeyer, Charles Z. Moore and Larry Ridlen, Trustees of the Nashville Gospel Chapel to Malcom Watts, Bobby Holt, Betty Craig, Pat Bullard, Jimmy Johnson, Terry Batizi, Greg Gray and Linda Holt, Trustees for the Deeper Life Assembly, as recorded on the 4th day of October, 1985 in Deed Book 6674, Page 307, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Quit Claim Deed from Malcom Watts, Bobby Holt, Betty Craig, Pat Bullard, Jimmy Johnson, Terry Batizi, Greg Gray and Linda Holt, Trustees for the Deeper Life Assembly to David Gray and Scott Dobbins, Trustees for the Deeper Life Assembly, as recorded on the 28th day of January, 1998 in Deed Book 10772, Page 279, said Register's Office.

Being part of the same property conveyed by Warranty Deed from Deeper Life Assembly Church (DLA) fka Deeper Life Assembly to Potter Brothers Construction, LLC, a Tennessee Limited Liability Company, as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010126, said Register's Office.

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, a Tennessee limited liability company, as recorded on the 31st day of January, 2017 in Instrument No. 20170131-0010127, said Register's Office.

Bill Garrett Davidson County
Batch# 16930 DEEDWARR
10/23/2017 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,603.95
201710230108538

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 5415 Louisiana 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 20th day of October, 2017

POTTER BROTHERS CONSTRUCTION, LLC

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2017.

Commission expires: 11/5/19

_____
Notary Public

KEVIN L. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

