WARRANTY DEED

Bill Garrett Davidson County
Batch# 18971 DEEDWARR
10/27/2017 11:34:27 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20171027-0110430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/27/2020
(AFFIX SEAL)

SANDRA MEEKER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-27-2020

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
Potter Brothers Construction, LLC	New Owner	
(NAME) 7003 Old Clarksville Pk.	(NAME)	104-01-0-118.00
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(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, **DOROTHY ANNE VREELAND, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in the County of Davidson in the State of TN

Being Lot No. 31 of Block 26 on the Map of Plummer Place, as of record in Book 161, Page 39.

Said Lot No. 31 fronts 50 feet on the Easterly side of 38th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Warranty Deed from Robert H. Meadows to Ann L. Vreeland, as recorded on the 25th day of September, 1984 in Deed Book 6388, Page 965, in the Register's Office of Davidson County, Tennessee. Ann L. Vreeland died testate on June 2, 1991. Dorothy Anne Vreeland is the devisee under the Will of Ann Laverna Vreeland probated on under Docket No. 97471, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and by Affidavit of Heirship recorded in Instrument No. 20011207-0135093, Instrument No. 20011207-0135094 and Instrument No. 20171027-0110429, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Dorothy Anne Vreeland, who acquired title incorrectly as Dorothy Ann Vreeland to Dorothy Anne Vreeland, an unmarried woman, as recorded on the 10th day of October, 2014 in Instrument No. 20141010-0094191, said Register's Office.

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 208 Chamberlin Street, 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 19th day of October, 2017

DOROTHY ANNE VREELAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Anne Vreeland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October, 2017.

Commission expires: 11/5/19

Notary Public

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