Bill Garrett Davidson County
Batch# 19082 DEEDWARR
10/27/2017 03:24:12 PM 2 pgs
Fees: $13.00 Taxes: $784.40
20171027-0110585

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$212,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF October 2017.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 104
Allen Lowry 3806 Sentinel Drive Nashville, Tennessee 37209	FRANKLIN SYNERGY BANK 722 COLUMBIA AVE FRANKLIN, TN 37064	GROUP 010 PARCEL 024.00

For and in 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,

Michael D. Potts, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Allen Lowry, a 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:

Being Lot No. 28 on the Second Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 113, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael D. Potts by deed from Elmer C. Potts and wife Sarah B. Potts, of record in Book 5064, page22, Register's Office for said County, dated August 20, 1976, and Recorded on August 31, 1976.

Michael Potts and Michael D. Potts, being one in the same person.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3806 Sentinel Drive, Nashville, Tennessee 37209**.

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 and official seal at office this 25th day of October, 2017.

Michael D. Potts

By: June Andree, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 25th, day of October, 2017, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared June Andree, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Michael D. Potts, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Michael D. Potts.

Power of Attorney recorded in Instrument No. _____ in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 25th day of October, 2017.

My Commission Expires: February 25, 2019

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027