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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170913501**<br><br>Bill Garrett Davidson County<br>Batch# 21149 DEEDWARR<br>11/02/2017 10:31:14 AM 2 pgs<br>Fees: $13.00 Taxes: $2,146.00<br>20171102-0112472 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $680,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of November, 2017.<br><br>Notary Public<br>My Commission Expires: |

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

## WARRANTY DEED

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| Address New Owner:<br>Potter Brothers Construction , LLC<br>1007 Battery Lane<br>Nashville TN 37220 | Send Tax Bills To:<br>New Owner<br>2819 Columbine Place<br>Nashville, TN 37211 | Tax Information:<br>Tax Parcel ID No.<br>131-12-0-115.00 |

**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, **Madeline G. Harris, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Potter Brothers Construction, LLC, a Tennessee Limited Liability Company**, ("Grantee"), 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 Lot(s) 2 , as shown on the map entitled Resubdivision of part of Lot 30 in Zenaida Place, of record in Plat Book 3106, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wendell Keene Harris, by deed from Third National Bank in Nashville, Trustee under the Will of Vera McCollum Harris, deceased, of record in Book 5572, page 570 , dated February 29, 1980 , said Register's Office.

Wendell Keene Harris conveyed his interest to Wendell K. Harris and wife, Madeline G. Harris, Trustees u/a/d Mar 25, 1998 of the Harris Joint Revocable Living Trust Agreement by quitclaim deed of record in Book 10856, page 705, dated March, 25, 1998, said Register's Office.

Wendell K. Harris and wife, Madeline G. Harris, Trustees u/a/d Mar 25, 1998 of the Harris Joint Revocable Living Trust Agreement conveyed their interest to Wendell K. Harris by quitclaim deed of record in Instrument No. 20050120-0007389, dated December 30, 2004, said Register's Office.

Wendell K. Harris having since died testate. His Will being filed under No. P054110 in the Williamson County Chancery Court, Probate Division, on September 20, 2005 in Will Book 75, page 434, and in Instrument No. 20051115-0138239, said Register's Office, devising the subject property to his wife, Madeline G. Harris.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-12-0-115.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3106, page 56, said Register's Office.

This is improved property located at 1007 Battery Lane Nashville TN 37220

**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 1st day of November, 2017.

Madeline G. Harris

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madeline G. Harris, 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 1st day of November, 2017.

Notary Public

My Commission Expires: _____

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