WARRANTY DEED

Bill Garrett Davidson County
Batch# 29575 **DEEDWARR**
11/27/2017 10:05:11 AM 2 pgs
Fees: $13.00 Taxes: $850.82

20171127-0120426

P-TC-17-236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Penelope H. Brooks	**New Owner**	
(NAME)	(NAME)	**142-07-0-C-044.00**
236 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY POTTER, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PENELOPE H. BROOKS**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee, being Unit No. 44, on the Plan of Ashley Green, filed as Exhibit C to and established by Master Deed and Bylaws of record in Book 7184, Page 44, as corrected in Book 7467, Page 279 and amended in Book 7482, Page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed and Bylaws, reference to which is hereby made for a more complete description.

Being the same property conveyed to Elmer Potter and wife, Mary Potter by Warranty Deed from Shannon Elizabeth Totty and Philip Steven Totty, of record in Instrument No. 20131114-0117708, Register's Office for Davidson County, Tennessee, dated November 7, 2013 and recorded on November 14, 2013. The said Elmer Potter died May 22, 2014, leaving his wife, Mary Potter, as the surviving tenant by the entirety.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 24 and Revised Boundary Plat of record in Plat Book 6900, Page 978;
- Master Deed of record in Book 7184, Page 44, as corrected in Book 7467, Page 279, and amended in Book 7482, Page 312 and Instrument No. 20111101-0084880;
- Charter of HOA of record in Book 7140, Page 69;
- By-Laws of HOA of record in Book 7184, Page 71;
- Easement for Sanitary Sewers of record in Book 5374, Page 511;
- Easement granted to the State of Tennessee of record in Book 5407, Page 643;
- Sewer Easement of record in Book 6483, Page 907;
- Public Utilities Easement of record in Instrument No. 20060724-0088823;
- Grant of Easement of record in Instrument No. 20170206-0012423, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **236 Myhr Green, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 9th DAY OF NOVEMBER, 2017.

Mary Potter by Stephen Potter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN POTTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY POTTER, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY POTTER.

Witness my hand and official seal, this the 9th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212