WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF _____, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Bill Garrett Davidson County
Batch# 36178 DEEDWARR
12/12/2017 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.97
20171212-0126390

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
Lee Ann Crossman	CMG Mortgage, Inc. dba CMG Financial	
(NAME)	(NAME)	
4606 B Indiana Ave.	3160 Crow Canyon Rd., Ste. 400	09112034200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Ramon, CA 94583	
(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 **LEE ANN CROSSMAN, AN UNMARRIED WOMAN,** 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. 513 of Block No. 83, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being part of Warranty Deed from Arthur W. Craddock and wife, Frances Craddock to Donnie T. Davis et ux Linda F. Davis, as recorded on the 6th day of December, 1979 in Deed Book 5540, Page 458, in the Register's Office of Davidson County, Tennessee.

Being part of Quitclaim Deed from Donnie T. Davis A/K/A Don Davis to Linda F. Davis, A/K/A Linda Davis, as recorded on the 22nd day of January, 2013 in Instrument No. 20130122-0007078, said Register's Office.

Being part of Warranty Deed from Linda F. Davis A/K/A Linda Davis and Don Davis, wife and husband to Potter Construction, LLC, a Tennessee Limited Liability Company, as recorded on the 30th day of May, 2017 in Instrument No. 20170530-0053420, 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, as recorded on the 26th day of June, 2017 in Instrument No. 20170626-0063863, 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 4606 B Indiana 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 16 day of November, 2017

POTTER BROTHERS CONSTRUCTION, LLC

BY: _____

ROBERT E, POTTER, JR., MANAGING MEMBER

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 16 day of November, 2017.

Commission expires:

3/8/21

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

_____
Notary Public

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212