(2)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 37224 DEEDWARR
12/15/2017 09:14:56 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20171215-0127785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Potter Brothers Construction, LLC	Same as new owner	103-04-0-461.00
(NAME) 2819 Columbine Pl.	(NAME)	
(ADDRESS) Nashville, TN 37204	(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, NINA HASSELL AND HUSBAND, WILLIAM WAYNE HASSELL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, POTTER BROTHERS CONSTRUCTION, LLC, TENNESSEE LIMITED LIABILTY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 2, LAWRENCE G. RUSSELL SUBDIVISION, RESUBDIVISION OF LOT 508 AND PART OF LOT 506 OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, BLOCK 26, as shown on plat of record in Plat Book 57, Page 103 and Plat Book 6900, Page 811, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to LAWRENCE G. RUSSELL AND WIFE, GERTRUDE P. RUSSELL, by deed from WARREN B. SLOAN, II AND JOHN W. NOLAN, III, of record in Book 7139, Page 124, dated February 13, 1987, said Register's Office. LAWRENCE G. RUSSELL, having since died, leaving GERTRUDE P. RUSSELL, as surviving tenant by the entirety. GERTRUDE P. RUSSELL having since died testate. Pursuant to the Last Will and Testament of GERTRUDE Russell in The Chancery Court for Sumner County, Tennessee, (Probate Division), Case No. 2016pr-270, said property was devised to NINA HASSELL, as recorded in Instrument No. 20160719-0074232, dated January 29, 2015, said Register's Office. Also see Order to Probate in Instrument No. 20160719-0074231, said Register's Office. NINA HASSELL having conveyed said lot to NINA HASSELL AND HUSBAND WILLIAM WAYNE HASSELL, of record in Instrument No. 20160728-0077704, dated July 28, 2016.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled LAWRENCE G. RUSSELL SUBDIVISION, RESUBDIVISION OF LOT 508 AND PART OF LOT 506 OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, BLOCK 26, as shown on plat of record in Plat Book 57, Page 103 and Plat Book 6900, Page 811, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4603 Idaho Avenue, 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.

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 14th day of December, 2017.

Nina Hassell

Nina Hassell

William Wayne Hassell By Nina Hassell Attorney in Fact

William Wayne Hassell
By: Nina Hassell, his 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, Nina Hassell, the within named 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 White House, TN this 14th day of December, 2017.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina Hassell, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of William Wayne Hassell as his duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said William Wayne Hassell.

Witness my hand and official seal at White House this 14th day of December, 2017.

Notary Public

My Commission Expires:

9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.