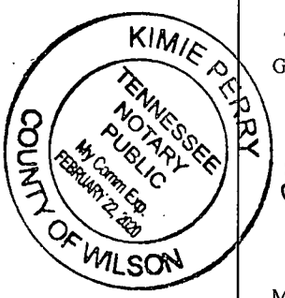
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF January, 2018

Notary Public

MY COMMISSION EXPIRES: 2-22-20
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 46117 DEEDWARR
01/09/2018 12:27:24 PM 2 pgs
Fees: $13.00 Taxes: $1,605.80
20180109-0002883

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
Joseph M. Kilroy, II and Melissa Elizabeth Kilroy	**Gardner Financial Services d/b/a Legacy Mutual Mortgage**	
(NAME) 4606 A Indiana Ave.	(NAME) **3503 Paesanos Pkwy**	91-12- 306
(ADDRESS) Nashville, TN 37209	(ADDRESS) **San Antonio, TX 78231**	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH M. KILROY, II AND MELISSA ELIZABETH KILROY, HUSBAND AND WIFE,** 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. 511 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 A 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 5th day of January, 2018

POTTER BROTHERS CONSTRUCTION, LLC

BY: X

Robert E, Potter, Jr., Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 3, 2019