ADDRESS NEW OWNERS and
SEND TAX BILLS:
JEFFREY POTTER and wife,
SHARON POTTER
~~SEND Property address~~
1303 Shelton Ave.
Nashville, TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
26 - 7 - 148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT F. SANDERS and wife, DOROTHY ANN SANDERS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JEFFREY POTTER and wife, SHARON POTTER, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee described as follows:

Being Lot No. 226 on the Plan of Windsor Green, Section I, Phase 2, of record in Plat Book 6250, Page 989, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Robert F. Sanders and wife, Dorothy Ann Sanders by Warranty Deed from Traci Leigh Chance, married and husband, Steve Wilkens, recorded on November 4, 1997, in Record Book 10670, Page 949, and re-recorded in Record Book 10788, Page 810, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 712 Windsor Trace, Goodlettsville, Tennessee 37066.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

Bill Garrett Davidson County
Batch# 54666 **DEEDWARR**
02/02/2018 03:04:52 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20180202-0010994

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 2 day of February, 2018.

ROBERT F. SANDERS

DOROTHY ANN SANDERS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT F. SANDERS and wife, DOROTHY ANN SANDERS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

AFFIANT

Subscribed to and sworn before me, this the 2 day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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