Bill Garrett Davidson County
Batch# 60222 DEEDWARR
02/20/2018 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20180220-0015798

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF February, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

COURTNEY KAMINSKI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 3, 2020

**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 |
|---|---|---|
| Potter Brothers Construction LLC | Potter Brothers Construction LLC | |
| (NAME) | (NAME) | |
| 6218 New York Ave. | 7205 Old Clarksville Pike | 091-02 019.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Joelton TN 37080 | |
| (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, **PENELOPE ROSE LANE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

**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. 19 in the Subdivision of Block "C" on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County.**

**Said Plan shows Block "C" but does not show the subdivision of said Block. According to an unregistered plan subdividing said Block "C" into small lots, said Lot 19 fronts 50 feet on the Northerly side of New York Avenue and extends back between parallel lines with the Easterly margin of 63rd Avenue, North, formerly 22nd Street, 160 feet to an alley.**

**Being the same property conveyed by Warranty Deed from Earth Resources, Inc. to Raymond T. Redmond and wife, Evonne Redmond, as recorded on the 2nd day of October, 1981 in Deed Book 5802, Page 642, in the Register's Office of Davidson County, Tennessee. Raymond Redmond died on June 26, 1989 leaving Evonne Redmond as sole surviving Tenant by the Entirety. Evonne B. Redmond died on November 24, 1994, Penelope Rose Lane and her husband, Clifford R. Lane are the devisees under the Will of Evonne Crowell Redmond probated under Docket No. 95P114, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Clifford R. Lane died on August 7, 2008 leaving Penelope Rose Lane as sole surviving Tenant by the Entirety.**

**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 6218 New York 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 16th day of February, 2018

Penelope Rose Lane

PENELOPE ROSE LANE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penelope Rose Lane, the 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 Nashville, Tennessee this 16th day of February, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

## True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

