Bill Garrett Davidson County
Batch# 65001 DEEDWARR
03/05/2018 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20180305-0020370

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00

Affiant

SONYA C STARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-10-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~AUGUST, 2017~~ March, 2018

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-10-19

ADDRESS OF NEW OWNERS:
Candi L. Daniel
and Robert Brandon Potter
5576 Hill Road
Brentwood, TN 37027

SEND TAX BILLS TO:
(same as New Owners)

PARCEL:
161 13 0E 002.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO, **CANDI L. DANIEL AND HUSBAND, ROBERT BRANDON POTTER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

UNIT B OF THE 5574 & 5576 HILL ROAD HOMES IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 5574 & 5576 HILL ROAD HOMES, A HORIZONTAL PROPERTY REGIME AS RECORDED IN INSTRUMENT 20160419-0037857, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH DECLARATION IS HEREBY REFERENCED FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FILED FOR RECORD APRIL 19, 2016 IN INSTRUMENT NO. 20160419-0037854, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is unimproved ____
improved X

property known as 5576 Hill Road, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEES**, their heirs and assigns forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2018 County taxes which shall be prorated and assumed by the Grantee herein; ((2) restrictive covenants of record in Instrument No. 20160419-0037857, in the Register's Office of Davidson County, Tennessee; (3) restrictive covenants of record in Book 10971, page 401, in said Register's Office; (4) easements, restrictions, and building setback lines of record in Plat Book 5210, page 208, in said Register's Office; and, the undersigned does further covenant and bind itself, its successors and/or 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 1st day of March, 2018.

POTTER BROTHERS CONSTRUCTION, LLC, a Tennessee limited liability company

By: _____
Name: Roger N. Potter
Title: Member

By: _____
Name: Robert E. Potter, Jr.
Title: Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Roger N. Potter and Robert E. Potter, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Members of POTTER BROTHERS CONSTRUCTION, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Secretary.

WITNESS MY HAND and seal, at office, on this the 1st day of March, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 03-10-19

SONYA C STARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-10-2019

SONYA C STARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 03-10-2019

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)

