Bill Garrett Davidson County
Batch# 66059 **DEEDWARR**
03/07/2018 09:26:55 AM 2 pgs
Fees: $13.00 Taxes: $667.85

20180307-0021377

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$180,500.00
X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th day of March, 2018.
_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry V. Potter, Jr. 144 Lake Chateau Drive Hermitage, TN 37076	Pinnacle Bank 150 3rd Ave. South, Ste. 900 Nashville, TN 37201	097.08-0A-038.00 CO

For and in 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,

Laurie Helenburg, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Terry V. Potter, Jr., unmarried man

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:

Being all of Unit No. G-2, Lake Chateau Condominiums, according to plat of same appearing of record in Book 6250, Page 607-610, as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Laurie Helenburg by deed from Robert Lloyd Loftis and wife, Linda Loftis dated May 25, 2016, of record in Instrument No. 20160531-0054237, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 607-610; as corrected and amended in Book 7025, Page 380 and Book 7367, Page 272, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants and By-Laws contained in Amended and restated Master Deed of record in Book 6639, Page 468; further ratified in Book 6691, Page 308, Book 6691,Page 314; amended in Book 7025, Page 380; Book 7367, Page 272, Book; Book 10322, Page 682; Book 10753, Page 271; Book 10753, Page 275; Book 10836, Page 280 and Book 11012, Page 495, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Book 6870, Page 491, Register's Office for Davidson County, Tennessee
5) Property is subject to ingress/egress easement of record in Book 5071, Page 277, Register's Office for Davidson County, Tennessee
6) Property is subject to easement for stormwater detention agreement of record in Book 6551, Page 765, Register's Office for Davidson County, Tennessee
7) Property is subject to easement to South Central Bell telephone of record in Book 6651, Page 23, Register's Office for Davidson County, Tennessee.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **144 Lake Chateau Drive, Hermitage, TN 37076**
(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(s) this 6th day of March, 2018.

Laurie Helenburg

Laurie Helenburg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Laurie Helenburg, with whom I am personally acquainted, (or who 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, at office, this 6th day of March, 2018.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076