THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215046** Bill Garrett Davidson County Batch# 71572 **DEEDWARR** 03/21/2018 11:05:47 AM 2 pgs Fees: $13.00 Taxes: $1,461.50 20180321-0026581	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Elizabeth Poteet 5652 KENDALL DRIVE Nashville TN 37209-4540	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 103-06-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren Hodurski, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Poteet**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, Page 47, Register's Office for said County to which plan reference is made for a more complete description.

Being the same property conveyed to Lauren Hodurski by Warranty Deed from Bettie Parsons Barger, recorded on the 1st day of October, 2010 in Instrument No. 20101001-0078489, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS ADDITION NO. 2, as recorded in Plat Book 1835, Page(s) 47.

Easement for Driveway, recorded in Book 5219, Page 925.

This is improved property located at 5652 KENDALL DRIVE Nashville TN 37209-4540

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of March, 2018.

Lauren Hodurski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Hodurski, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2018.

Notary Public
My Commission Expires: _____