WARRANTY DEED

Bill Garrett Davidson County
Batch# 83989 DEEDWARR
04/23/2018 02:41:35 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20180423-0038104

JM-FSBO-18-136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William N. Potts and Lacy E. Potts	**Fifth Third Mortgage Company**	
(NAME)	(NAME)	**026-07-0-176.00**
136 Buckingham Ct.	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY N. POTTS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM N. POTTS AND LACY E. POTTS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 260 on the Plan of Subdividision of Windsor Green, Phase II - Section II of record in Plat Book 6900, Page 549, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barry N. Potts and Betsy R. Potts, husband and wife by Warranty Deed from Clark J. Hastings and Catherine R. Hastings, husband and wife of record in Instrument No. 20130521-0051263 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 21, 2013.

The said Betsy R. Potts died June 16, 2014 leaving Barry N. Potts as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6406, Page (s) 929 and 950, Register's Office for Davidson County, Tennessee
- Charter of HOA of record in Book 6396, Page 542, as amended in Book 8192, Page 65, in the Register's Office for Davidson County, Tennessee.
- Quitclaim of common areas of record in Book 7864, Page 369, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6406, Page 942, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4377, Page 94; Book 6636, page 824 and Book 6117, page 296, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **136 Buckingham Ct., Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF APRIL, 2018.

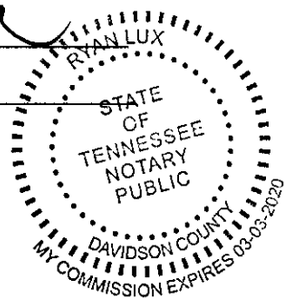
Barry N. Potts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY N. POTTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212