ADDRESS NEW OWNER: Michael D. Potts
Yuying Li
1432 Scarcroft Lane
Nashville , TN 37221

SEND TAX BILL TO: New Owner

Bill Garrett Davidson County
Batch# 87918 DEEDWARR
05/03/2018 11:20:48 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180503-0042300

MAP-PARCEL NOS. 141-5-A-176.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James G. Hasse, Jr., a married man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael D. Potts and Yuying Li** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Avondale Park, Phase 2, Section 4 as shown on the plan of record in Instrument No. 20110208-0011100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James G. Hasse, Jr., a married man, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Deed recorded on May 19, 2014, in Instrument No. 20140519-0042721, Register's Office for Davidson County, Tennessee. Susan L. Hasse joins in this deed to convey her interest in the subject property.

This is property with a common address of 1432 Scarcroft Lane, Nashville , TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20110208-0011100, said Register's Office for Davidson County, Tennessee.(3) Declaration of Protective Covenants, Conditions, and for Avondale Park of record in Instrument Number 20081203-0117452, Instrument Number 20090331-0028791, and Instrument Number 20101223-0102254, said Register's Office.(4) Access Easement Agreement recorded in Instrument No. 20041207-0145662, said Register's office.(5) Transmission Line Easement recorded in Instrument No. 20060110-0003857, said Register's Office.(6) Deed to United States of America recorded in Record Book 4118, Page 694 and in Book 4228, Page 635, said Register's Office.(7) Order to Tennessee Valley Authority recorded in Record Book 4273, Page 280, said Register's Office.(8) Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013639, , Instrument No. 20040204-0013640, Instrument No. 20080818-0084836, and Instrument No. 20040204-0013641, said Register's Office.(9) Storm Water Detention Agreement Recorded in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610, said Register's Office.(10) Inspection and Maintenance Agreement for Private Storm water Management Facilities recorded in Instrument No. 20071002-0117293, said Register's Office.(11) Subject to easement in Book 5738, Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, said Register's Office.(12)Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0053325, said Register's Office.(13) Subject to Charter for Homeowners Association recorded in Instrument No. 20081203-0117350, said Register's Office.(14) Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, said Register's Office for Davidson County, Tennessee.(15) Easement and right-of-way for electrical power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, said Register's Office for Davidson County, Tennessee.(16) Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R.

Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.(17) Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's office for Davidson County, Tennessee.(18) Easement for water main across the Dower Tract, a part of the property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).(19) Quitclaim Deed to Avondale Park Homeowners' Association for Open Space recorded in Instrument No. 201701300009317, said Register's Office.(20) Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.(21) A portion of the overall property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associated, Inc., dated March 30, 1985 (not a field survey).(22) Subject to Transmission Line Easement in Instrument No. 20060110-0003857, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of May 2018.

James G. Hasse, Jr.

Susan L. Hasse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James G. Hasse, Jr. and wife, Susan L. Hasse,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of May 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

Subscribed and sworn before me this 2nd day of May 2018.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires NOV. 3, 2020

File No. 1805K101