Bill Garrett Davidson County
Batch# 88320 DEEDWARR
05/04/2018 01:40:45 PM 2 pgs
Fees: $13.00 Taxes: $2,676.21
20180504-0042903

**THIS INSTRUMENT PREPARED BY:**
Wendy Geurin Smith
Attorney at Law
6363 Poplar Avenue, Suite 107
Memphis, TN 38119
(901) 761-8111

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
[illegible] WEST END AVE.
[illegible] TN 3720[illegible]

RETURN TO:

**ONCE RECORDED, RETURN TO:**
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

# WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of May, 2018, by and between **POTTER BROTHERS CONSTRUCTION, LLC**, a Tennessee limited liability company (Grantor), party of the first part, and **GORDON CAMERON and JESSICA M. CAMERON, husband and wife** (Grantees), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

Being Lot No. 31 of Block 26 on the Map of Plummer Place, as of record in Book 161, Page 39 in the Register's Office of Davidson County, Tennessee.

Said Lot No. 31 fronts 50 feet on the easterly side of 38th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property as conveyed to Potter Brothers Construction, LLC, a Tennessee limited liability company, by Warranty Deed recorded on October 27, 2017 in Instrument No. 20171027-0110430, Register's Office of Davidson County, Tennessee.

Tax Parcel No: 104 01 0 118.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2018, not yet due and payable; subject to matters shown on recorded plat in Plat Book 161 at Page 39 in the Register's Office of Davidson County, Tennessee; subject to rights or claims of parties in possession not shown by public record; subject to restrictions, easements, roads, rights of way of record; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the land; subject to roads, ways, or easements or claims of easements not shown by public records; and, subject to pending assessments by any taxing authority not yet filed in the public records.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

**POTTER BROTHERS CONSTRUCTION, LLC**

By: _____
Its: Member

By: _____
Its: Member

(NOTARY ACKNOWLEDGEMENT TO FOLLOW ON NEXT PAGE)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On May 3, 2018, before me personally appeared Roger Potter and Robert Potter, Members of POTTER BROTHERS CONSTRUCTION, LLC, a Tennessee limited liability company, the bargainor(s) herein, with whom I am personally acquainted or proved to me upon sufficient evidence, and who, upon oath, acknowledgement such person(s) to be the Members of POTTER BROTHERS CONSTRUCTION, LLC, and that as such Member(s), executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as such Members.

Witness my hand and seal, at office, the day and date above written.

NOTARY PUBLIC

SANDRA MEEKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2020

My Commission Expires:

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 723,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3 day of May, 2018.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

My commission expires:
1-6-20

Property Address:
208 Chamberlin Street
Nashville, TN 37209

Mail Tax Notices to:
OWNER

Name and Address of Property Owner:
GORDON Cameron & Jessica M. Cameron
208 Chamberlain St.
Nashville, TN 37209