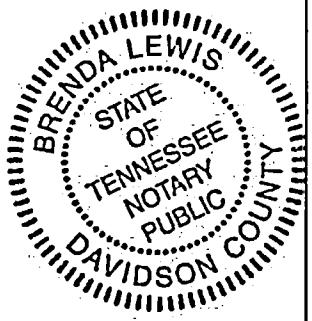
WARRANTY DEED



Bill Garrett Davidson County
Batch# 88941 DEEDWARR
05/04/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20180504-0043071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric J. Peters and Jessica L. Peters	NBKC Bank	
(NAME) 5607 B Louisiana Ave	(NAME) 8320 Ward Parkway	091-06-0-461.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Kansas City, MO 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC J. PETERS AND JESSICA L. PETERS, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 1516 of Block 23, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company to Potter Brothers Construction, LLC, a Tennessee limited liability company, as recorded on the 8th day of November, 2017 in Instrument No. 20171108-0114889; Warranty Deed from Bartolo Pedroza, married to Potter Brothers Construction, LLC, a Tennessee limited liability company, as recorded on the 8th day of November, 2017 in Instrument No. 20171108-0114888 and Warranty Deed from Sandy Sun Kuehnel and husband, Joel Albert Kuehnel to Bartolo Pedroza, as recorded on the 9th day of September, 1997 in Deed Book 10602, Page 606, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5607 B Louisiana Ave, Nashville, TN 37209
(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 this 4 day of May, 2018

POTTER BROTHERS CONSTRUCTION, LLC,

BY: _____

ROBERT E, POTTER, JR., MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert E. Potter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Potter Brothers Construction, LLC the within named bargainor, a limited liability company and that he as Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 4 day of May, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY