WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
Bill Garrett
Batch# 89170
05/07/2018 11:17:24 AM
Fees: $13.00 Taxes: $3,574.20

RETURNED TO:
Davidson County
DEEDWARR
2 pgs

20180507-0043379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $966,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(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
Anna Gedman and Nathaniel Smith-Tyge		
(NAME)	(NAME)	
4703 Nevada Ave.	New Owner	091-15-358.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **ANNA GEDMAN AND NATHANIEL SMITH-TYGE, WIFE AND HUSBAND,** 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. 604 of Block 28 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 604 fronts 50 feet on the Southerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Warranty Deed from Carmack Black and wife, Lucile Black to Billy Wilson Jackson and wife, Gwendolyn Fae Jackson as recorded on the 27th day of August, 1969 in Deed Book 4360, Page 468, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Deed from Billy Wilson Jackson and Gwendolyn Fae Jackson to Robert F. Spann, Trustee and from Robert F. Spann, Trustee to Billy Wilson Jackson as recorded on the 21st day of October, 1976 in Deed Book 5080, Page 387, said Register's Office. Billy Wilson Jackson died intestate on December 22, 2015. Terry Frederick Jackson, Billy Wilson Jackson, Jr. and Gregory Dean jackson are the sole heirs at law pursuant to an Affidavit of Heirship of record in Instrument No. 20170825-0087649, said Register's Office. See also Probate Docket No. 16p-366, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed by Warranty Deed from Terry Frederick Jackson, Billy Wilson Jackson, Jr., and Gregory Dean Jackson, being the sole heirs at law of Billy Wilson Jackson, a/k/a Billy Wilson Jackson, Sr. deceased to Potter Brothers Construction, LLC, a Tennessee Limited Liability Company as recorded on the 6th day of October, 2017 in Instrument No. 20171006-0102910, said Register's Office.

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 4703 Nevada 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

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

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