Bill Garrett Davidson County
Batch# 97216 DEEDWARR
05/25/2018 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20180525-0050553

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/2022
(AFFIX SEAL)

CORTNEY KAMINSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 3, 2022

J-CC-18-5804-H

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)
Potter Brothers Construction, LLC	**New Owner**	
(NAME)	(NAME)	**091-06-0-039.00**
5804 Morrow Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ROBERT LEHN AND WIFE, JANET A. LEHN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 17 on the Revised Preliminary Plan of the Morrow Road Subdivision, not of record, described as follows:

BEGINNING on the Northerly margin of Morrow Road at the corner of Lot Nos. 16 and 17, said point also being 936 feet East of the Easterly margin of 60th Avenue North; thence with the line between said Lots Nos. 16 and 17, Northwardly 125 feet to the Northeast corner of Lot No. 16; thence Eastwardly 24 feet to the Westerly margin of 58th Avenue North (not constructed); thence with the same, Southwardly 152.8 feet to the Northerly margin of Morrow Road; thence with the same, Westwardly 114 feet to the beginning.

Being the same property conveyed to Robert Lehn and Janet A. Lehn, by Warranty Deed from Ngocdiep Tonkieu Bui, unmarried, of record in Instrument No. 20130517-0050072, in the Register's Office of Davidson County, Tennessee, dated May 03, 2013 and recorded on May 17, 2013.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5804 Morrow Rd., Nashville, Tennessee 37209**.

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 24th DAY OF MAY, 2018.

Robert Lehn by John Gleaves, Attorney-In-Fact

Janet A. Lehn by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT LEHN AND JANET A. LEHN, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT LEHN AND JANET A. LEHN.

Witness my hand and official seal, this the 24th of May, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)



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

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

