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

Bill Garrett Davidson County
Batch# 98915 DEEDWARR
06/01/2018 12:28:03 PM 2 pgs
Fees: $13.00 Taxes: $1,649.46
20180601-0052374

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 31st day of May, 2018, by and between POTTER BROTHERS CONSTRUCTION, LLC, a Tennessee Limited Liability Company (Grantors), party of the first part, and BRIAN E. FULLER and KATELYN FULLER, husband and wife (Grantees), parties 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:

***Block 201**

BEING LOT NO. 1406, EXTENSION OF PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 173, OF THE SAID REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, REFERENCE TO SAID PLAT IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF SAID LOT.

BEING SAME PROPERTY AS CONVEYED TO POTTER BROTHERS CONSTURCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON JANUARY 2, 2018 IN INSTRUMENT NO. 20180102-0000135, AND BY DEED RECORDED IN INSTRUMENT NO. 20180102-0000134, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Parcel No: 091 06 0 277.00

Real Property Address: 5503 A Tennessee Avenue, Nashville, TN 37209

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 any rights or claims of parties in possession not shown by the public records; subject to matters shown on recorded plat in Plat Book 57 at Page 173; subject to any roads, ways or easements or claims of easements not shown by the Public Records; any lien, or right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records; subject to pending assessments by any taxing authority not yet filed in the Public Records; subject to any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

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: _____ BY: _____

Robert E. Potter, Jr., Member Roger N. Potter, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 31, 2018 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Potter Brothers Construction, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Robert E. Potter, Jr. and Roger N. Potter, as Members of Potter Brothers Construction, LLC, executed the foregoing instrument for the purposes therein contained as Members on behalf of Potter Brothers Construction, LLC.

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

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

My Commission Expires: _____

_____
NOTARY PUBLIC

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 $445,800.00, 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 31st day of May, 2018.

My commission expires: 3/8/22

_____
Notary Public

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Address: 5503 A Tennessee Avenue, Nashville, TN 37209.

Mail Tax Notices to: Synovus Bank 3770 Hillsboro Rd Nashville TN 37215

Name and Address of Property Owner:
Brian E Fuller and Katelyn Fuller
5503 A Tennessee Ave
Nashville, TN 37209