WARRANTY DEED

Bill Garrett Davidson County
Batch# 99531 **DEEDWARR**
06/04/2018 10:26:04 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180604-0052850

File No.: AGL-18-304-50TH

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDIMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 6, 2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
POTTER BROTHERS CONSTRUCTION, LLC	Potter Brothers Const.	091-15-288.00
(NAME) 304 50TH AVENUE	(NAME) 2819 Columbine Pl.	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) Nashville, TN 37204	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **THE ESTATE OF LUCILLE L. TIPPIT**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **POTTER BROTHERS CONSTRUCTION, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs 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 the Northerly 60 feet of the Southerly 180 feet of the Westerly 100 feet of Block No. 35 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Said Part of Block No. 35 fronts 60 feet on the Easterly side of 50th. Avenue North, formerly 9th. Street, and runs back between parallel lines with the Southerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to James L. Tippit and wife, Lucille Tippit by Warranty Deed from William Akers and wife, Mary B. Akers, recorded on the 2nd day of February, 1960 in Deed Book 3027, Page 373, in the Register's Office of Davidson County, Tennessee.

JAMES HAVING PREDECEASED LUCILLE TIPPIT (DATE OF DEATH BEING 07/30/1996). LUCILLE TIPPIT HAVING DIED ON 02/06/2017.

ASHLEY TIPPIT HAS BEEN APPOINTED AS THE EXECUTRIX OF THE ESTATE OF LUCILLE L. TIPPIT, PER THE CLERK OF THE PROBATE COURT, DAVIDSON COUNTY, TENNESSEE, BEING DOCKET NO. 17P491.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved ☐
This is improved ☒ property, known as 304 50TH AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (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 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 31st day of May, 2018.

THE ESTATE OF LUCILLE L. TIPPIT

BY: ASHLEY TIPPIT
ITS: EXECUTRIX

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Jackson

On this the 31st day of May, 2018, before me personally appeared ASHLEY TIPPIT, EXECUTRIX of the ESTATE OF LUCILLE TIPPIT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of May, 2018.

Notary Public
My Commission Expires:

DONNA ELROD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF JACKSON

1-29-2022

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171