Bill Garrett Davidson County
Batch# 101223 DEEDWARR
06/06/2018 04:13:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20180606-0054512

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Potter Brothers Construction, LLC	New Owner	Tract I-091070086.00
7003 Old Clarksville Pike		Tract II-091070085.00
Joelton, TN 37080		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 15588		
109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Vernon C. Tidwell a/k/a Vernon Clay Tidwell (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Potter Brothers Construction, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 1201, 1203 and the easterly 20 feet of Lot No. 1205 of Block 10, Plain No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said Lots Nos. 1201, 1203 and part of 1205 front together 80 feet on the northerly side of Tennessee Avenue and run back between parallel lines with the westerly margin of said 53rd Avenue North, formerly 12th Street, 150 feet to an alley.

Being the same property conveyed to Vernon C. Tidwell and wife, Betty J. Tidwell (having since died on April 6, 2004) from Barney N. Warren, Melba L. Warren, Bernice C, Johnson, James T. Johnson, Barbara E. Taylor, Walter R. Taylor, Betty J. Tidwell, Vernon C. Tidwell, Patricia A. Myracle, Eugene Myracle, James W. Warren, Vicki Warren, Brenda F. Brown, Michael Brown, Robbie L. Stewart and Porter Stewart by Warranty Deed of record in Book 9709, Page 691, Register's Office for Davidson County, Tennessee.

This is improved property known as 5302 Tennessee Avenue, Nashville, Tennessee 37209.

TRACT II

Bring the westerly 5 feet of Lot No. 1205, all of Lot No. 1207, and the Easterly 10 feet of Lot No. 1209, of Block No. 10 of Plan No. 2, West Nashville, as of record in Book No. 57, Page 172, of the Register's Office for Davidson County, Tennessee.

Said West part of Lot No. 1205, all of Lot No. 1207, and East part of Lot No. 1209 front together 40 feet on the Northerly side of Tennessee Avenue, and run back, between parallel lines, 150 feet to an alley.

Bring the same property conveyed to Vernon Clay Tidwell and wife, Betty Tidwell (having since died on April 6, 2004) from James M. Pomeroy, Sr. and Dorothy Pomeroy by Warranty Deed of record in Book 8437, Page 11, Register's Office for Davidson County, Tennessee. Being the same property M. C. Pomeroy and wife, M. F. Pomeroy by deed from H. T. Stratton and wife, Ruth Stratton of record in Book 512, page 588, Register's Office for Davidson County, Tennessee.

The said M. C. Pomeroy and wife, M. F. Pomeroy having since died. The said M. C. Pomeroy having predeceased his wife, M. F. Pomeroy. The said M. F. Pomeroy having died intestate leaving her sons, James M. Pomeroy, Sr. and Robert Franklin Pomeroy her only heirs at law.

Being the same property conveyed to Vernon C. Tidwell a/k/a Vernon Clay Tidwell by Quitclaim Deed from Barbara Jean Woodard, daughter of Robert Franklin Pomeroy and Ronald Wayne Pomeroy, son of Robert Franklin Pomeroy of record in Instrument Number _201806060054511, said Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5304 Tennessee Avenue, Nashville, Tennessee 37209.

This conveyance is subject to the following:

1. Taxes for the year 2018 for Davidson County, Tennessee.
2. All matters as disclosed on Plat Book 57, page 172, said Register's Office for Cheatham County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $555,000.00.
(

Affiant

(Subscribed and sworn to before me
(this 31st day of May, 2018.
(
(

Notary Public

((My Commission Expires: _____

Crissi J Heer
State of Tennessee Notary Public
Rutherford County
My Commission Expires December 18, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hands this 29th day of May, 2018.

Vernon C. Tidwell a/k/a Vernon Clay Tidwell

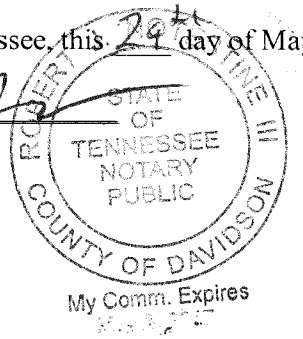
Vernon C. Tidwell a/k/a Vernon Clay Tidwell

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Vernon C. Tidwell a/k/a Vernon Clay Tidwell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes herein.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of May, 2018.

My Commission Expires: May 3, 2021 Notary Public



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)

