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# 103441 **DEEDWARR**
06/12/2018 11:12:28 AM 2 pgs
Fees: $13.00 Taxes: $1,624.30
20180612-0056340

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 4th day of June, 2018, by and between POTTER BROTHERS CONSTRUCTION, LLC, a Tennessee Limited Liability Company (Grantors), party of the first part, and AIMEE MICHELLE WATHEN, an unmarried woman, (Grantee), party 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:

BEING LOTS NOS. 1408, BLOCK 201, EXTENSION OF PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 173, OF THE SAID REGISTER'S OFFICE.

SAID LOT ADJOINS AND FRONTS TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF TENNESSEE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

NOTE: BEING THE SAME PROPERTY AS CONVEYED TO POTTER BROTHERS CONSTRUCTION, LLC, BY WARRANTY DEED RECORDED ON 12/28/2017 IN INSTRUMENT NUMBER 20180102-09999134 AND BY QUITCLAIM DEED ON 12/28/2017 IN INSTRUMENT NUMBER 20180102-09999135, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Parcel No: 0910646200

Real Property Address: 5503 B 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 lien which may arise from the reclassification of the insured property as a result of "roll back taxes and/or greenbelt taxes; subject to matters shown on recorded plat in Plat Cabinet 57 at Slide 173, in the Register's Office of Davidson County, Tennessee, including 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; 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: _____

ITS: Member

STATE OF TN)
COUNTY OF Davidson)

On ~~May~~ June 4th 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 Roger N. Potter as Member of Potter Brothers Construction, LLC, executed the foregoing instrument for the purposes therein contained as Member on behalf of Potter Brothers Construction, LLC.

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

My Commission Expires:
03-10-19

_____
NOTARY PUBLIC

SONYA C. STARNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE)
COUNTY OF SHELBY)

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 $439,000.00, 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 4th day of ~~May~~ June, 2018.

My commission expires:
12/15/21

_____
Notary Public

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

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

Mail Tax Notices to: New owner

Name and Address of Property Owner: Aimee Michelle Wathen

5503 B Tennessee Ave.
Nashville, TN 37209