WARRANTY DEED

Bill Garrett Davidson County
Batch# 113021 DEEDWARR
07/06/2018 09:54:48 AM 2 pgs
Fees: $13.00 Taxes: $1,642.80

20180706-0065464

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talley Kate Wood	new owner	
(NAME)	(NAME)	09106046300
5503 D Tennessee Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TALLEY KATE WOOD, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1412, BLOCK 201, EXTENSION OF PLAN NO. 1, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Peggy Cantrell, Chairman of the Trustees, Richard Cantrell, Secretary of the Trustees, Tammy Jenkins, Trustee, Margaret Winton, Trustee and Mary McDermon, Trustee of West Nashville Southern Methodist Church to Potter Brothers Construction, LLC, a Tennessee Limited Liability Company as recorded on the 2nd day of January, 2018 in Instrument No. 20180102-0000134; being a portion of Quitclaim Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company to Potter Brothers Construction, LLC, a Tennessee limited liability company as recorded on the 2nd day of January, 2018 in Instrument No. 20180102-0000135 as corrected in Instrument No. 20180125-0008070 and being a portion of Warranty Deed from Eva C. Beech a single woman to Irene Corbin, Jerry W. Landers and John T. Orman, Trustee of West Nashville Southern Methodist Church as recorded on the 1st day of November, 1965 in Deed Book 3959, Page 474, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5503 D Tennessee Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____

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 GRANTEES 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 GRANTEES, 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 hand this 2nd day of July, 2018

POTTER BROTHERS CONSTRUCTION, LLC

BY: _____

ROBERT E, POTTER, JR., MANAGING MEMBER

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert E. Potter, Jr. and Roger N. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Potter Brothers Construction, LLC the within named bargainor, a limited liability company and that they as Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2018.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

_____
Notary Public