WARRANTY DEED

Bill Garrett Davidson County
Batch# 115828 DEEDWARR
07/12/2018 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20180712-0067737

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
Noel D. Enyedy	Noel D. Enyedey	
(NAME) 1007 Battery Lane	(NAME) 1007 Battery Lane	131124C00100CO
(ADDRESS) Nashville, TN 37220	(ADDRESS) Nashville TN 37220	
(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 **NOEL D. ENYEDY**, 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 Unit A of HOMES AT 1007 & 1009 BATTERY LANE, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 1007 & 1009 BATTERY LANE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171102-0112473, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 1007 & 1009 BATTERY LANE, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20171102-0112473, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Potter Brothers Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Madeline G. Harris, unmarried, recorded on the 2nd day of November, 2017 in Instrument No. 20171102-0112472, 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 1007 Battery Lane, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (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 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 9th day of July, 2018

POTTER BROTHERS CONSTRUCTION, LLC,

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2018.

Commission expires:

KATHY P. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires Nov 5, 2019

VALUE AFFIDAVIT

STATE OF OHIO
COUNTY OF CUYAHOGA

The actual consideration or value, whichever is greater, for this transfer is $ 850,000.00

Affiant

Subscribed and sworn to before me this 9th day of July, 2018.

Notary Public

My Commission Expires: 3-28-2023

NOTARIAL SEAL
STATE OF OHIO

BIANCA STORM
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-28-2023

True Copy Certification

I, Shelley Malloy, do hereby make oath that I am a licensed attorney and/or the 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.

Shelley Malloy
Signature

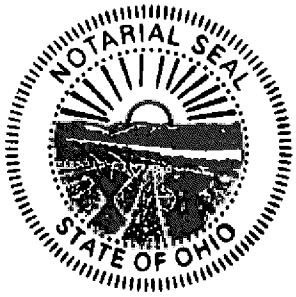
State of Ohio

County of Cuyahoga

Personally appeared before me, Bianca Storm, a notary public for this county and state, Shelley Malloy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Bianca Storm
Notary's Signature

My Commission Expires: 3-28-2023
Notary' Seal (if on paper)



BIANCA STORM
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-28-2023