Bill Garrett Davidson County
Batch# 116875 DEEDWARR
07/17/2018 08:47:39 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20180717-0069141

G#30980-8

BOX #14

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Cynthia Harr 4400 Belmont Park Terrace #178 Nashville, TN 37215	Guild Mortgage Company 5898 Copley Drive San Diego, CA 92111	Map 131-03-C 178.00 CO

This instrument prepared by: David B. Gray, Attorney, Gray Law Firm PLC
4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas F. Potter and spouse, Suzanne W. Potter** ("Grantor") have bargained and sold, and hereby transfer and convey to **Cynthia Harr**, an unmarried woman ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows and incorporated herein by reference (the "Property"):

> Land in Davidson County, Tennessee, being Building Site No. 178 on the plan of Arden Place, Section Six, of record in Book 4955. Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Thomas F. Potter and spouse, Suzanne W. Potter by deed dated November 10, 1992 from Martha H. Hammonds and spouse, Glenn Hammonds as shown of record in Book 8784, page 255, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; any and all existing easements and restrictions of record; the plan of record in Book 4955, Page 69, Register's Office for Davidson County, Tennessee; any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 4400 Belmont ParkTerrace, Apt. 178, Nashville, TN 37215.

EXECUTED this 16th day of July, 2018.

Thomas F. Potter

Suzanne W. Potter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas F. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 16th day of July, 2018.

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/5/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Suzanne W. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 16th day of July, 2018.

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/5/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $413,000.00.

AFFIANT

Subscribed and sworn to before me this 16TH day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY