Bill Garrett Davidson County
Batch# 122098 DEEDWARR
07/30/2018 09:14:49 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180730-0073784

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2660

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Crawford (NAME)	Susan Crawford (NAME)	172-08-0A-106.00-CO
1501 Hunters Branch Road (STREET ADDRESS)	1501 Hunters Branch Road (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Rachel Leann Potter, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Crawford, a single 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 No. 106 on the plan of Hunter's Branch, Section 2-A, as shown by plat of record in Plat Book 6250, Page 819, revised in Plat Book 6815, Page 77, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rachel Leann Potter, an unmarried woman by Deed dated February 19, 2015, recorded February 23, 2015, in Instrument Number 20150223-0015312, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 819 revised in Plat Book 6815, Page 77, Register's Office for Davidson County, Tennessee.

2. Common Area conveyed to Homeowners Association of record in Book 6612, Page 885, Register's Office for said County.

3. Restrictions as recorded in Book 6601, Page 7, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6632, Page 424 and Book 8923, Page 318, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 6632, Page 429, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1501 Hunters Branch Road, Antioch, TN 37013.

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. Whenever 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/our hand(s) this 27th day of July, 2018.

Rachel Leann Potter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2018, before me personally appeared Rachel Leann Potter, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 27th day of July, 2018.

Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066