Karen Y Johnson Davidson County
Batch# 137641 DEEDWARR
09/06/2018 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20180906-0088445

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30918-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Potter Brothers Construction, LLC 2819 Columbine Place Nashville, TN 37204	New Owner	11808002100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Miss Pat, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Potter Brothers Construction, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to William A. Sneed, Jr. as to a twenty-five (25%) percent undivided interest, Henry R. Sneed as to a twenty-five (25%) percent undivided interest, Patricia L. Sneed, as to a twenty-five (25%) percent undivided interest, and Sarah Sneed Jones, as to a twenty-five (25%) percent undivided interest, said interests held together as tenants-in-common, by Warranty Deed from JHS Realty, Inc., a Tennessee corporation, of record in Instrument No. 20100524-0039649, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected by Scrivener's Affidavits, of record in Instrument No. 20100602-0042244 and Instrument No. 20180723-0071296, said Register's Office. The property was further conveyed to Miss Pat, LLC, a Tennessee limited liability company by Quitclaim Deed dated July 20, 2018 from William A. Sneed, Jr., Henry R. Sneed, Patricia L. Sneed and Sarah Sneed Jones, of record in Instrument No. 20180723-0071297, said Register's Office.
>
> THIS is improved property known as 2321 Winford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5 day of September, 2018.

Miss Pat, LLC, a Tennessee limited liability company

By: _____
Name: William A. Sneed, Jr.
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Sneed, Jr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Miss Pat, LLC, a Tennessee limited liability company , the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

WITNESS my hand, at office, this 5 day of September, 2018.

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. CO... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

_____
Affiant

Subscribed and sworn to before me this
5 day of September, 2018.

_____
Notary Public
My Commission Expires: July 8, 2019

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 11808002100.

3. All Matters shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 5, 2019