WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 139721 **DEEDWARR**
09/11/2018 02:34:20 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180911-0090031

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra Vicknair	F & M Bank	75-15-A-212
(NAME) 212 Stoners Glen Court	(NAME) 10 Cadillac Drive Suite 100	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Adam Winchester Cates, Trustee of the Elaine Potter Revocable Living Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Debra Vicknair, unmarried** hereinafter called the GRANTEE(S), his/her/their 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 No. 212, on the plan of STONER'S GLEN, PHASE THREE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010726-0079444, as corrected in Instrument No. 20020319-0034160, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Martha Elaine Potter, unmarried by Warranty Deed dated 08/25/2003 from Frank Batson Homes, Inc. of record in Instrument 20030827-0124409, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elaine Potter (a/k/a Martha Elaine Potter), as Trustee for The Elaine Potter Revocable Living Trust by Warranty Deed dated 05/28/2008 from Elaine Potter of record in Instrument 20080619-0062992, Register's Office for Davidson County, Tennessee.

The said Elaine Potter (a/k/a Martha Elaine Potter) died testate on June 17, 2018, devising subject property to the Trustee under The Elaine Potter Revocable Living Trust as evidenced by the Last Will and Testament of Elaine Potter (a/k/a Martha Elaine Potter) filed under Docket No. 18P1380, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per plat of record in Instrument 20010726-0079444, as corrected in Instrument 20020319-0034160; Declaration of Covenants, Conditions and Restrictions for Stoner's Glen, a Horizontal Property Regime with Private Elements, Phase One of record in Instrument 200005260052723, as amended of record in Instrument 200012150123565, as amended of record in Instrument 200201150006136; Easement of record in Book 4771, Page 495; Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land; Easements of record in Book 6838, Page 490 and Book 8140, Page 361; Easement Deed of record in Instrument 201401140003778; Grant of Easement of record in Instrument 20180730-0073902; Quitclaim Deed to the Homeowner's Association of record in Instrument 200201150006137; Charter of the Homeowners Association of record in Instrument 200201160006779; County of Davidson taxes for the year 2018 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 212 Stoners Glen Court, Hermitage, TN 37076
(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 GRANTEE(S), her assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), her 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 10th day of September, 2018.

Adam Winchester Cates, Trustee of the Elaine Potter
Revocable Living Trust

By: _____ Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Winchester Cates with whom I am personally acquainted and who proved himself to be the Trustee of The Elain Potter Revocable Living Trust the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of September, 2018.

_____
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122