THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 18-1504
Parcel ID: 131-08-0-032

Property Address:
1128 Glendale Lane, Nashville, TN 37204

Karen Y Johnson Davidson County
Batch# 147205 DEEDWARR
10/01/2018 10:41:13 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20181001-0096918

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Potter Brothers Construction, LLC
2819 Columbine Place
Nashville, TN 37204

Grantee's Name, Address:
Potter Brothers Construction, LLC
2819 Columbine Place
Nashville, TN 37204

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MICHAEL J. SCHLACTER and spouse, MAUREEN E. SCHLACTER, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **POTTER BROTHERS CONSTRUCTION, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee in the 7th, formerly the 11th Civil District, described according to a survey made by George W. Watkins, Surveyor, July 25, 1952, described as follows:

BEGINNING on the northerly margin of Glendale Lane, as widened, at the southeast corner of property conveyed to Board of Elders of Vine Street Christian Church by deed from Mary L. Farris, of record in Book 2090, page 335, Register's Office for said County, thence with the church property's east line north 4° 20' east 263.7 feet; thence north 3° 50' east 245.3 feet to an iron pin at the northeast corner of the church's property; thence south 86° 06' east 121.9 feet; thence south 3° 34' west 508 feet, more or less, to the northerly margin of Glendale Lane, as widened, thence with said Lane north 85° 30' west 125 feet to the point of beginning.

Being the same property conveyed to MICHAEL J. SCHLACTER and MAUREEN E. SCHLACTER, husband and wife by Deed dated June 15, 1993 from HARRY B. STEWART and spouse, ANNE B. STEWART, recorded June 16, 1993, in Book 8983, Page 522, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1128 Glendale Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Utility easement and Sanitary Sewer/ Storm water Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, as contained in Book 3678, page 475, Register's Office for Davidson County, Tennessee.

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC

2. 2018 Davidson County property taxes are a lien not yet due and payable.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 28 day of September, 2018.

MICHAEL J. SCHLACTER

MAUREEN E. SCHLACTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **MICHAEL J. SCHLACTER and MAUREEN E. SCHLACTER**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28 day of September, 2018.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-18-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $625,000.00.

Affiant

SWORN TO and subscribed before me on this 28th day of September, 2018.

Notary Public

My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021