BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00 JoAnn B Gsemore Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF SEPTEMBER, 2018. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Karen Y Johnson Davidson County Batch# 147239 DEEDWARR 10/01/2018 10:58:53 AM 2 pgs Fees: $13.00 Taxes: $1,998.00 20181001-0096971	TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN My Commission Expires August 30, 2021
THIS INSTRUMENT WAS PREPARED BY Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067	

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Potter Brothers, LLC	New Owner	116 08 0 024.00
(NAME)	(NAME)	
2819 Columbine PL.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stacia Higgins Vetter, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Potter Brothers, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors 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 the easterly 130 feet of Lot No. 56 on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 fronts 100 feet on the westerly side of Kenner Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Stacia E. Higgins, unmarried and Sandra T. Higgins, unmarried, as joint tenants with right of Survivorship by Warranty Deed from and Floyd Morris Lewis wife, Elisabeth Lewis dated March 29, 1996 and recorded in April 03, 1996 in Book 10002, Page 230, in said Register's Office for Davidson County, Tennessee. Being re-recorded on March 25, 2002 in Instrument No. 20020325-0035836, in said Register's Office for Davidson County, Tennessee. The said Sandra T. Higgins having since died, leaving property vested solely in Stacia E. Higgins.

Stacia E. Higgins and Stacia Higgins Vetter, being one and the same person.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved ☐
This is improved ☒ property, known as 199 Kenner Ave., Nashville, TN 37205

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and 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 our hands this 28th day of September, 2018.

Stacia Higgins Vetter

Stacia Higgins Vetter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stacia Higgins Vetter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2018.

Notary Public

My Commission Expires:

(SEAL)



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