WARRANTY DEED

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad E. Potter	Chad E. Potter	064-08-0A-049.00
(NAME)	(NAME)	
3201 Quiet Tree Grove	3201 Quiet Tree Grove	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, we Stephen Turner and Tammy Turner, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Chad E. Potter and Tiffany N. Potter, husband and wife, 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 all of Lot No. 88 on the Plan of Section Two, Merritt Downs, of record in Plat Instrument No. 20030904-0128443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Turner and Tammy Turner, husband and wife, by Warranty Deed from Glenn M. Roberts, an unmarried man and Andrea M. Roberts, an unmarried woman, dated 06/12/2015 recorded 06/29/2015, of record in Instrument No. 20150629-0062044, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Instrument No. 20030904-0128443; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20010604-0057881, Amendment and Restated Declaration of record in Instrument No. 20010702-0069864, First Supplementary Declaration to Amended and Restated Declaration of record in Instrument No. 20040330-0035673, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such

Karen Y Johnson Davidson County
Batch# 154912 DEEDWARR
10/29/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20181029-0107083

covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement of record in Book 4910, Page 838; Easement Contained in Warranty Deed of record in Book 5699, Page 535; Agreement for Dedication of Easement of record in Instrument No. 20001208-0121300; Bylaws of Merritt Down's Homeowners Association, Inc., of record in Instrument No. 20010608-0060786; Charter of Merritt Down's Homeowners Association, Inc., of record in Instrument No. 20010608-0060785; Restated Charter of Merritt Down's Homeowners Association, Inc., of record in Instrument No. 20011127-0129417; and Quitclaim Deed convey unto Merritt Down's Homeowners Association, Inc., of record in Instrument No. 20040407-0039569, all in the Register's Office of Davidson County, Tennessee.

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 ☒ 3201 Quiet Tree Grove, Old Hickory, TN 37138

(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), their 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), their 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 25th day of October, 2018.

By: _____
Stephen Turner

By: _____
Tammy Turner

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Turner and Tammy Turner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that /they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of October, 2018.

_____
Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

201810290107083

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020