Karen Y Johnson Davidson County
Batch# 174922 DEEDWARR
12/17/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20181217-0122461

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 20

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Potter Brothers Construction, LLC	Potter Brothers Construction, LLC	
(NAME) 4907 Idaho Ave.	(NAME) 2819 Columbine Place	103 03 0 133.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NICHOLAS D. BAILEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 808 of Block 38 on the Plan of Charlotte Park Company's First Addition of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 808 of Block 38, fronts 50 feet on the Southerly margin of Idaho Avenue formerly Fifth Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nicholas D. Bailey, unmarried by Warranty Deed from Mutual Contractors, LLC, recorded on the 18th day of November, 2003 in Instrument No. 20031118-0168295, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4907 Idaho Ave., Nashville, TN 37209
unimproved
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my hand this 14th day of December, 2018

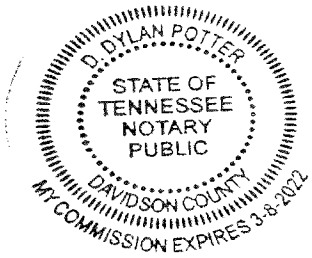
NICHOLAS D. BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas D. Bailey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2018.

Commission expires:



Notary Public

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

