Karen Y Johnson Davidson County
Batch# 177464 DEEDWARR
12/26/2018 09:28:37 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20181226-0124869

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Wayne Greer

TO: Todd Potgeter and Jennifer Potgeter
8853 McCrory Ln.
Nashville, TN 37221

MAP & PARCEL:
155-14-0-002.00

SEND TAX BILLS TO: SAME as new owner

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Wayne Greer, Grantor herein; have bargained and sold and by these presents do convey unto Todd Potgeter and Jennifer* Potgeter, husband and wife, Grantees herein, their heirs, successors and assigns, the following described property: *9.

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Final Plat of Chaffin Subdivision No. 5, of record as Instrument No. 20000331-0032265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to WAYNE GREER, by deed from A.W. CHAFFIN AND WIFE, EDNA L. CHAFFIN, of record as Instrument No. 20050506-0051334, dated April 29, 2005, said Register's Office.

This conveyance is subject to the lien of 2018 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to title to that portion of the premises embraced within the bounds of any streets, roads or highways; all matters shown on the plan of record at Instrument No. 20000331-0032265, said Register's Office; restrictive covenants contained in the instrument of record at Instrument No. 20050506-0051334, said Register's Office; and all other matters of record.

ALSO CONVEYED HEREWITH is a certain easement for ingress and egress of the Grantees along the portion of the concrete driveway serving the above described property and situated upon the adjacent property of the Grantor, such easement being perpetual and to run with the land and being more particularly described as follows:

Beginning at a point on the right of way of McCrory Lane, said point being the property corner of lots 1 & 2 on the plan of Chaffin Subdivision No. 5 as recorded in instrument # 20000331-0032265 in the R.O.D.C., TN. Thence leaving right of way with the property line of lots 1 & 2 S 23 28' 37" W 61.00' to the **point of beginning of easement**; Thence S 15 31' 23" E 34.00' to a point; Thence S 13 50' 31" W 24.00' to a point; Thence S 37 54' 30" W 23.00' to a point; Thence S 64 28' 37" W 30.00' to a point on the property line of lots 1 &2; Thence with property line N 23 28' 37" E 95.00' to the point of beginning containing 1561.54 Sq. Ft., according to a survey by David A. Brackman, 1707 Gale Lane, Nashville, TN 37212, of which a hand-drawn rendering is attached hereto as Exhibit A.

This is improved property known as 8853 McCrory Lane, Nashville, TN 37221. This is the same property description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with

Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Maxie Greer joins in this deed conveying any marital interest she may have in the property as wife of Wayne Greer, but does not join in the warranties set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 18th day of December, 2018.

Wayne Greer

Maxie Greer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Wayne Greer and wife, Maxie Greer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 18th day of December, 2018.

NOTARY PUBLIC

My commission expires: 7/17/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

SWORN to and subscribed before me,
this the 18th day of December, 2018.

NOTARY PUBLIC

My commission expires: 12/15/21