WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177971 DEEDWARR
12/26/2018 01:52:11 PM 2 pgs
Fees: $13.00 Taxes: $7,215.00

20181226-0125221

JM-BR-18-5425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Potter Real Estate, LLC	**NEW OWNER**	
(NAME)	(NAME)	**163-00-0-279.00**
5006 Bonnaside Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM MARK RICHTER, TRUSTEE OF THE WILLIAM MARK RICHTER 2016 IRREVOCABLE TRUST DATED MAY 31, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **POTTER REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. M on the Plan of Hickory Hollow Mall, Section 13, First Revision of record in Plat Book 5200, Page 380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Mark Richter, Trustee of the William Mark Richter 2016 Irrevocable Trust dated May 31, 2016 by Quitclaim deed from Max Mobility, LLC, a Tennessee limited liability company of record in Instrument No. 20180105-0001538 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 5, 2018.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 380, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants for Hickory Hollow of record in Book 5125, Page 769, as amended in Book 5189, page 947 and Book 5337, page 933, and amended and restated in Book 5441, page 968, and further amended in Book 5792, page 491, Book 5951, page 26, Book 6011, page 163 and Book 6095, page 948, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Storm Water Detention Agreement of record in Book 5861, page 430, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5425 Crossings Blvd, Antioch, Tennessee 37013**.

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 heirs and 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 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/our hand(s) this the 21st DAY OF DECEMBER, 2018.

The William Mark Richter 2016 Irrevocable Trust dated May 31, 2016

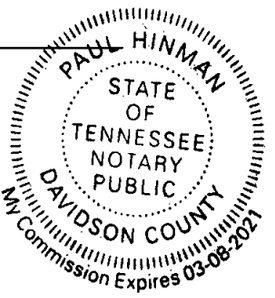
BY: _____
William Mark Richter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM MARK RICHTER, TRUSTEE of THE WILLIAM MARK RICHTER 2016 IRREVOCABLE TRUST DATED MAY 31, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212