Karen Y Johnson Davidson County
Batch# 179569 DEEDWARR
01/02/2019 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20190102-0000316

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2712

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2018

Notary Public

Commission Expires: 1-20-19

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-20-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marvin Thomas Baker and wife, Ann Marie Gillis 6578 Bluff Road Brentwood, TN 37027	Bank of Tennessee 2208 Crestmoor Rd. Ste. One Nashville, TN 37215	181-00-0-172.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Todd Steven Potgeter and Jennifer Gayle Potgeter, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marvin Thomas Baker and Ann Marie Gillis, husband and wife

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. 3 of Bluff Road Acres Subdivision, and Reserved Lot across road for septic tank area, of record in Plat Book 5200, Page 221, as amended in Instrument No. 20041215-0149000, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 3 fronts 240.67 feet on Bluff Road, the Northerly margin being 287.77 feet and the Southerly boundary being 349.62 feet to a rear line which measures 320.00 feet, containing 2.0102 acres, more or less. In addition there is also conveyed a Lot across the road as Reserved on the said Plat of Bluff Road Acres for septic tank area, appurtenant to said Lot No. 3, which fronts on the Easterly side of Bluff Road, which fronts 587.18 feet on Bluff Road, the Southerly margin 352.61 feet, the Northerly margin 43.16 feet and rear line which measures 361.28 feet and contains 1.8421 acres, more or less.

Being the same property conveyed to Todd Steven Potgeter and Jennifer Gayle Potgeter, husband and wife by Warranty Deed from Darren Palmer and wife, Tiffany Palmer, of record in Instrument No. 20140617-0052863, Register's Office for Davidson County, Tennessee, dated June 4, 2014 and recorded on June 17, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6578 Bluff Road, Brentwood, TN 37027

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of December, 2018.

Todd Steven Potgeter

Jennifer Gayle Potgeter

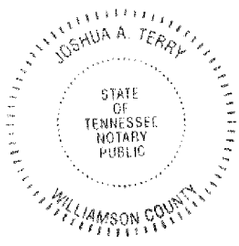
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Todd Steven Potgeter and Jennifer Gayle Potgeter** 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 and official seal at Brentwood, Tennessee this 18th day of December, 2018.

Notary Public
My Commission Expires: 1/12/20

(Notary Seal)



Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee

State of Tennessee
County of Williamson

Personally Appeared before me Lisa S. Allard, a notary public for this county and State Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Lisa S. Allard, Notary

My commission expires
9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY