Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0021

Karen Johnson Davidson County
Batch# 196198 **DEEDWARR**
02/19/2019 09:51:41 AM 2 pgs
Fees: $13.00 Taxes: $907.98

20190219-0014622

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of February, 2019

Notary Public

Commission Expires: 9/6/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Johannes Jurgens Potgieter 227 Harbor Village Drive Nashville, TN 37115	New Owner	034-07-0A-053.00-CO

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,

Ronald P. Considine and Debra L. Considine, husband and wife

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

Johannes Jurgens Potgieter, a married man

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. 35 on the Plan of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, of record in Plat at Instrument No. 20030723-0102986, which revives and amends in Instrument No. 20030611-0080857 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 Ronald P. Considine and Debra L. Considine, husband and wife by Warranty deed from Newmark Homes, LP, a Texas Limited Partnership of record in Instrument No. 20040412-0040558 Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 12, 2004 and Scrivener's Affidavit recorded on 20131212-0125747 and 20131213-0126501.

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: 227 Harbor Village Drive, Nashville, TN 37115

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JKW-19-221-T

Dated this the 7th day of February, 2019.

Ronald P. Considine

Debra L. Considine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald P. Considine and Debra L. Considine** 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 _____, Tennessee this 7th day of Februray, 2019.

Notary Public
My Commission Expires _____

(Notary Seal)