BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 199523 **DEEDWARR**
02/27/2019 08:55:49 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20190227-0017619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

B. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

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 NUMBERS
Kayla M. Hill	United Wholesale Mortgage	
(NAME)	(NAME)	
6218 New York Ave.	585 South Boulevard E.	PARENT PARCEL 091 02 0 019.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pontiac, MI 48341	
(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, **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYLA M. HILL, UNMARRIED,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6218 A of Homes at 6218 New York Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 6218 New York Avenue, a Horizontal Property Regime, of record in Instrument Number 20180601-0052543, in the Register's office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Warranty Deed from Earth Resources, Inc. to Raymond T. Redmond and wife, Evonne Redmond, as recorded on the 2nd day of October, 1981 in Deed Book 5802, Page 642, in the Register's Office of Davidson County, Tennessee. Raymond Redmond died on June 26, 1989 leaving Evonne Redmond as sole surviving Tenant by the Entirety. Evonne B. Redmond died on November 24, 1994, Penelope Rose Lane and her husband, Clifford R. Lane are the devisees under the Will of Evonne Crowell Redmond probated under Docket No. 95P114, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Clifford R. Lane died on August 7, 2008 leaving Penelope Rose Lane as sole surviving Tenant by the Entirety.

Being part of the same property conveyed by Warranty Deed from Penelope Rose Lane, unmarried to Potter Brothers Construction LLC, a Tennessee limited liability company, as recorded on the 20th day of February, 2018 in Instrument No. 20180220-0015798, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 6218 New York Ave., Nashville, TN 37209
(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 26 day of February, 2019

POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

ROBERT E, POTTER, JR., MANAGING MEMBER

BY: _____

ROGER N. POTTER, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert E. Potter, Jr. and Roger N. Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managing Members of Potter Brothers Construction, LLC the within named bargainor, a limited liability company and that they as Managing Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Members.

Witness my hand and official seal this 26 day of February, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public