WARRANTY DEED

Karen Johnson Davidson County
Batch# 217050 DEEDWARR
04/12/2019 11:21:46 AM 2 pgs
Fees: $13.00 Taxes: $3,030.30

20190412-0033607

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
David M. Teague and Alyson J. Teague	NEW OWNER	
(NAME)	(NAME)	091 16 0 067.00
4406 Elkins Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **DAVID M. TEAGUE AND ALYSON J. TEAGUE, 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 the Westerly 9 feet of Lot No. 305 and the Easterly 41 feet of Lot No. 307 of Block No. 13 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 305 and 307 front together 50 feet on the Northerly side of Elkins, formerly Second Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed by Warranty Deed from Carla Regan, unmarried to Potter Brothers, LLC, a Tennessee Limited Liability Company, as recorded on the 1st day of June, 2018 in Instrument No. 20180601-0052544; Quitclaim Deed from Scott B. Regan to Carla Regan, as recorded on the 7th day of July, 1998 in Deed Book 11008, Page 864 and Warranty Deed from James Conner and wife, Dianne Conner to Carla Regan and husband, Scott B. Regan, as recorded on the 1st day of June 1995 in Deed Book 9687, Page 690, 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.

unimproved _
This is improved x property, known as 4406 Elkins 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 3rd day of April, 2019

POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

ROGER N. POTTER, MANAGING MEMBER

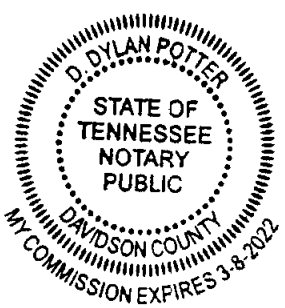
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 3rd day of April, 2019.

Commission expires:



_____
Notary Public