WARRANTY DEED

Karen Johnson Davidson County
Batch# 236606 DEEDWARR
05/30/2019 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $950.90
20190530-0051285

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2019

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

MST 2019-0765

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calah Caballero	Wyndham Capital Mortgage	148-05-0-020.00
(NAME) 308 Leopole Road	(NAME) 6115 Park South Dr Ste 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Charlotte NC 28210	
(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, **Ashley Morgan Cauthen Potts (f/k/a Asley M Cauthen), married and joined by her husband, Logan Thomas Potts,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calah Caballero, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAIVDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Hillbrook, Section 3 of record in Plat Book 3300, Page 84, 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 Ashley M. Cauthen, an unmarried woman by Warranty deed from Raven Home Rehabilitation, LLC of record in Instrument No. 20130326-0029459 Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on March 26, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3460, Page 295, in the Register's Office for Davidson County, Tennessee.

This property, known as 308 Leopole Road, Nashville, TN 37211
(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/our hand(s) this 28 DAY OF May, 2019.

Ashley Morgan Cauthen Potts

Logan Thomas Potts

STATE OF Tennessee
COUNTY OF Daivdson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Morgan Cauthen Potts and husband, Logan Thomas Potts, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2019.

Notary Public

My Commission Expires: 7-11-2020

(SEAL

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-11-2021

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020