**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1542TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

D. W.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of July, 2019.

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
Commission Expiration: 4-17-2023

Karen Johnson Davidson County
Batch# 268965 DEEDWARR
08/09/2019 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20190809-0079410

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Daniel Chase Warren<br>3028 Penn Meade Way<br>Nashville, TN 37214 | **SAME AS NEW OWNER** | 052-13-0B-140.00 |

## 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, WE, **Melissa L. Potts and Brian A. Potts, wife and husband**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Chase Warren, a single 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:

Property known as 3028 Penn Meade Way Nashville, TN 37214, County of Davidson to wit:

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 178 on the Plan of the Condominium Site Plan, River Glen, a Planned Unit Development, Phase IV, Section 2 of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melissa L. Potts and Brian A. Potts, wife and husband, by deed from Carmen McVety, an unmarried woman, dated 06/16/2016, filed and recorded 06/22/2016, of record as Instrument No. 20160622-0063493, said Register's Office.

Tax Map and Parcel ID is as follows 052-13-0B-140.00

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.

**This is improved property known as: 3028 Penn Meade Way, Nashville, TN 37214**

LTE File No.: 19-1542TN

**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 unemcumbered, 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 19th day of July, 2019.

Brian A. Potts

Melissa L. Potts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2019, before me personally appeared **Brian A. Potts and Melissa L. Potts**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of July, 2019.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
Commission Expiration: 4-17-2023

LTE File No.: 19-1542TN

# True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

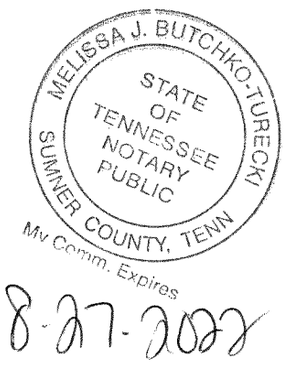
**Kristian Short**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Kristian Short,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Melissa J. Butchko-Turecki**

My Commission Expires:




SEAL