Warranty Deed

Karen Johnson Davidson County Batch# 330906 DEEDWARR 12/17/2019 01:24:30 PM 4 pgs Fees: $23.00 Taxes: $643.80 20191217-0130168	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$58,000.00~~ 174,000.00 Affiant Subscribed and sworn to before me, this the 13th day of December, 2019. Notary Public My commission expires: 05/09/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Potter Brothers Construction, LLC	Same	06409001600 06409030300 06409030200
7003 Old Clarksville Pike		
Joelton, Tennessee 37080		

Sonya C. Sloan
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LION BUILDERS, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract #1:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Block M of Hadley Bend City of record in Plat Book 421, Page 120, 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 a portion of the same property conveyed to Bryant E. Green and wife, Ola Mae Green by Warranty deed from Warren D. Sloan and wife, Emma D. Sloan of record in Book 877, page 3 Register's Office for Davidson County , Tennessee, dated May 7, 1930 and recorded on January 7, 1931.

Bryant E. Green died October 1935 leaving wife Ola Mae Green as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Ola Dickens (aka Ola Mae Green), as to a life estate and the remainder to Roy Dickens and Jack Dickens by Quitclaim deed from Ola Mae Green of record in Book 5091, page 254 Register's Office for Davidson County , Tennessee, dated November 20, 1970 and recorded on November 26, 1970.

Ola Dickens f/k/a Ola Mae Green died May 13, 1986, terminating the life estate. Roy Dickens died intestate August 6, 1989, leaving son Jack Dickens. Jack Dickens died May 30, 2017, leaving Kelli Grant as the devisee of his will and executrix of his estate, pursuant to his will, of record in file number 17P1828, Probate Court Clerk's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stewart Knowles Construction, Inc. by Warranty deed from Kelli Grant, individually and as Executrix of the Estate of Jack Dickens of record in Instrument No. 20180919-0093011 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 19, 2018.

Being the same property conveyed to Stewart Knowles Construction, Inc. by Quitclaim deed from Stewart Knowles Construction, Inc. of record in Instrument No. 20190103-0000889 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on January 3, 2019.

Being the same property conveyed to Lions Builders LLC, a Tennessee limited liability company by Warranty deed from Stewart Knowles Construction, Inc. of record in Instrument No. 20190806-0078233 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on August 6, 2019.

Tract #2:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Block M of Hadley Bend City of record in Plat Book 421, Page 120, 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 a portion of the same property conveyed to Bryant E. Green and wife, Ola Mae Green by Warranty deed from Warren D. Sloan and wife, Emma D. Sloan of record in Book 877, page 3 Register's Office for Davidson County , Tennessee, dated May 7, 1930 and recorded on January 7, 1931.

Bryant E. Green died October 1935 leaving wife Ola Mae Green as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Ola Dickens (aka Ola Mae Green), as to a life estate and the remainder to Roy Dickens and Jack Dickens by Quitclaim deed from Ola Mae Green of record in Book 5091, page 254 Register's Office for Davidson County , Tennessee, dated November 20, 1970 and recorded on November 26, 1970.

Ola Dickens f/k/a Ola Mae Green died May 13, 1986, terminating the life estate. Roy Dickens died intestate August 6, 1989, leaving son Jack Dickens. Jack Dickens died May 30, 2017, leaving Kelli Grant as the devisee of his will and executrix of his estate, pursuant to his will, of record in file number 17P1828, Probate Court Clerk's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stewart Knowles Construction, Inc. by Warranty deed from Kelli Grant, individually and as Executrix of the Estate of Jack Dickens of record in Instrument No. 20180919-0093011 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 19, 2018.

Being the same property conveyed to Lions Builders LLC, a Tennessee limited liability company by Warranty deed from Stewart Knowles Construction, Inc. of record in Instrument No. 20190806-0078220 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on August 6, 2019.

Tract #3:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Block M of Hadley Bend City of record in Plat Book 421, Page 120, 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 a portion of the same property conveyed to Bryant E. Green and wife, Ola Mae Green by Warranty deed from Warren D. Sloan and wife, Emma D. Sloan of record in Book 877, page 3 Register's Office for Davidson County , Tennessee, dated May 7, 1930 and recorded on January 7, 1931

Bryant E. Green died October 1935 leaving wife Ola Mae Green as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Ola Dickens (aka Ola Mae Green), as to a life estate and the remainder to Roy Dickens and Jack Dickens by Quitclaim deed from Ola Mae Green of record in Book 5091, page 254 Register's Office for Davidson County , Tennessee, dated November 20, 1970 and recorded on November 26, 1970.

Ola Dickens f/k/a Ola Mae Green died May 13, 1986, terminating the life estate. Roy Dickens died intestate August 6, 1989, leaving son Jack Dickens. Jack Dickens died May 30, 2017, leaving Kelli Grant as the devisee of his will and executrix of his estate, pursuant to his will, of record in file number 17P1828, Probate Court Clerk's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Stewart Knowles Construction, Inc. by Warranty deed from Kelli Grant, individually and as Executrix of the Estate of Jack Dickens of record in Instrument No. 20180919-0093011 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 19, 2018.

Being the same property conveyed to Lions Builders LLC, a Tennessee limited liability company by Warranty deed from Stewart Knowles Construction, Inc. of record in Instrument No. 20190806-0078226 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on August 6, 201.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 223 Center Street, Nashville, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

1224 AND 225

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of December, 2019.

Lion Builders, LLC, a Limited Liability Company

By: _____
Milton Pirtle, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Milton Pirtle, President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Lion Builders, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 13th day of December, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Beth Thomas, do hereby make oath that I am a licensed attorney and/or 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.

Beth Thomas

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Sonya Starnes, a notary public for this County and State, Beth Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sonya C. Starnes

Notary's Signature

My Commission Expires: 5/9/2023
Notary' Seal (if on paper)

