WARRANTY DEED

Karen Johnson Davidson County
Batch# 334339 DEEDWARR
12/26/2019 10:06:56 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20191226-0132981

W-VRES-19-641-43

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carol L. White	**Pinnacle Bank**	
(NAME)	(NAME)	**171-03-0B-135.00-CO**
641 Old Hickory Blvd Unit #43	**150 3rd Avenue South, Suite 1000**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA POTTMEYER, A SINGLE PERSON AND RODNEY POTTMEYER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROL L. WHITE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 51, on the Plan of Revision One, a Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes of Fredericksburg, as established by the Declaration of Restrictive Covenants of record in Book 10126, Page 435; as amended in Book 10224, Page 683; Book 10294, Page 850; Book 10393, Page 11; Instrument No. 20000718-0070558; Instrument No. 20050705-0076596; Book 10628, Page 517, and Book 10694, Page 541, said Register's Office, and as shown on plan of record in Book 9700, Page 534, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela Pottmeyer, a single person and Rodney Pottmeyer,a Married person, as Tenants in Common With Right of Survivorship by Warranty Deed from Virginia S. Webb, Unmarried of record in Instrument No. 20170911-0092784 Register's Office for Davidson County, Tennessee, dated September 11, 2017 and recorded on September 08, 2017.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10126, Page 435; Book 10224, Page 683 and Corrected in Book 10294, Page 850, Book 10393, Page 11; Book 10628, Page 517 and Book 7798, Page 843, and Instrument Nos. 20000718-0070558 and 20050705-0076596 in the Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 10126, Page 489, and Book 10275, page 959, said Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Book 7993, Page 269, said register's Office.
- Easement granted to the State of Tennessee of record in Book 7851, Page 712, said Register's Office.
- Easements of record in Book 7358, Page 643 and Book 9607, Page 431, said Register's Office.
- Dedication of site drainage easement in Book 10012, Page 756, said Register's Office.
- Corporation Charter for Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, Page 430, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **641 Old Hickory Blvd Unit #43, Brentwood, Tennessee 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF DECEMBER, 2019.

Angela Pottmeyer by John Gleaves,
Attorney in Fact

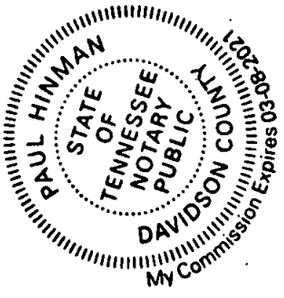
Rodney Pottmeyer by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANGELA POTTMEYER AND RODNEY POTTMEYER, and who acknowledged he/she/they executed the same as the free act and deed of the said ANGELA POTTMEYER AND RODNEY POTTMEYER.

Witness my hand and official seal, this the 20th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212