BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Name and Address of New Owner:
Potter Brothers Construction, LLC
2321 Winford Avenue
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09102019900

Karen Johnson Davidson County
Batch# 385455 DEEDWARR
04/14/2020 10:33:59 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200414-0038758

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vickie M. Joslin**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Potter Brothers Construction, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 19 of Block 19 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County. Said Lot No. 19 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines with the easterly margin of 61st Avenue North, formerly 20th Street and 150 feet to an alley.

Being the same property conveyed to Vickie M. Joslin by Installment Deed from Joe H. Kelley, unmarried dated October 23rd 1995 and recorded October 25th 1995 of record in Book 9837, Page 343 in said Register's Office, Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 6018 California Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of April, 2020.

Vickie M. Joslin (SEAL)
Vickie M. Joslin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2020, before me personally appeared Vickie M. Joslin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2020.

GREG FAIRBESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11 8 24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of April, 2020.

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

Notary Public
My commission expires:
File No. 20-912