**BOX 10-A** (1)

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 406268 **DEEDWARR**
05/27/2020 10:42:21 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20200527-0054376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF May 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Potter Brothers Construction, LLC. | New Owner | |
| (NAME) 2321 Winford Ave. | (NAME) | 091 11 0 167.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (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, **DIANA B. PETERS AND JOHN PETERS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 801 and the Westerly 15 feet of Lot No. 803, Block 129, No. 1 Plan of West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.**

**Said Lot and part of Lot adjoin and front together 50 feet on the Northerly side of Indiana Avenue and run back between Parallel lines, along the Westerly margin of 49th Avenue North 150 feet to an alley.**

**Being the same property conveyed to Laura Tek, unmarried, Baron M. Worsham, unmarried, and Diana B. Tek, unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed from Christina E. Finch a/k/a Christina E. Hailey and husband, Charles Finch, of record in Instrument No. 20050816-0097180, in the Register's Office of Davidson County, Tennessee, dated August 08, 2005 and recorded on August 16, 2005.**

**Being the same property conveyed to Diana B. Tek, unmarried, and Arthur Tek, a married person, as joint tenants with right of survivorship, by Quit Claim Deed from Laura Tek, unmarried, Baron M. Worsham, unmarried, and Diana B. Tek, unmarried, of record in Instrument No. 20070228-0024752, in the Register's Office of Davidson County, Tennessee, dated February 23, 2007 and recorded on February 28, 2007.**

**Being the same property conveyed to Diana B. Peters and husband, John Peters, by Quit Claim Deed from Diana B. Tek, of record in Instrument No. 20120607-0049773, in the Register's Office of Davidson County, Tennessee, dated June 01, 2012 and recorded on June 07, 2012.**

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

**Being the same property conveyed to Diana B. Peters and husband, John Peters, by Quit Claim Deed from Arthur Tek, of record in Instrument No. 20120607-0049774, in the Register's Office of Davidson County, Tennessee, dated June 01, 2012 and recorded on June 07, 2012.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 4900 Indiana Ave., Nashville, TN 37209
(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 hand this 26 day of May, 2020

DIANA B. PETERS

JOHN PETERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana B. Peters and John Peters, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of May, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public