Karen Johnson Davidson County
Batch# 602814 DEEDWARR
03/30/2021 10:41:06 AM 4 pgs
Fees: $23.00 Taxes: $74.00
20210330-0041487

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Louie F. Woods, Jr., et ux 5117 Creasy Drive Joelton, Tennessee 37080	SAME	021 00 0 304.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LINCOLN R. POTTER** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **LOUIE F. WOODS, JR., and wife, JANICE L. WOODS** (the "Grantees"), their heirs, successors, and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever. And Grantor does covenant with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROEPRTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 25th day of March, 2021.

LINCOLN R. POTTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, LINCOLN R. POTTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2021.

Vickie R. Evans
NOTARY PUBLIC

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $20,000.00.

Affiant

Subscribed and sworn before me this 25th day of March, 2021.

Vickie R. Evans
NOTARY PUBLIC

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

My Commission Expires: _____

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION
0.99 ACRE TRACT
NORTH OF BEN M. PRIDEMORE, SR.'S TRACT

Land lying in Metropolitan Nashville and Davidson County, Tennessee bounded on the southwest by Lots 5 & 6, and on the southeast by Lot 7 on the plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a concrete monument at the northeast corner of Morgan Estates Section One, of record in Book 5190, page 55, Register's Office for Davidson County, Tennessee; thence South 88 degrees 37 minutes 01 second East 626.06 feet to an iron pin at the northeast corner of Lot 7 on the plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, R.O.D.C; thence with the rear line of Lot 7 South 79 degrees 12 minutes 09 seconds West 95.23 feet to a concrete monument at the northwest corner of Lot 7; thence with the west line of Lot 7, South 1 degree 02 minutes 07 seconds West 110.77 feet to a concrete monument at the northeast corner of Ben M. Pridemore, Sr.'s property; thence with Pridemore's north line, North 86 degrees 45 minutes 14 seconds West 285.40 feet to a concrete monument at the northwest corner of said Pridemore's property, and also being in the east line of Lot 6 on said plan of Morgan Estates, Section Two; thence with the east line of Lot 6 North 1 degree 04 minutes 33 seconds East 70.00 feet to a concrete monument at the northeast corner of said Lot 6; thence with the north line of Lot 6 and the north line of Lot 5, North 76 degrees 31 minutes 50 seconds West 252.74 feet to the point of beginning, and containing 0.99 acre. Being the same property conveyed to H.R. Potter and wife, Sallie C. Potter, by deed of record in Book 5485, page 276, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Billy R. Potter and wife Joyce Potter, by Warranty Deed of record in Book 7371, page 929, in the Register's Office for Davidson County, Tennessee. Billy R. Potter and Joyce Potter have since died and their son, Lincoln R. Potter is vested with title to the above described property. Reference is made to the Affidavit of Heirship of record at Instrument No. 20210312-0032903 in the Register's Office for Davidson County.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable, are assumed by the Grantee.