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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 657727 **DEEDWARR**
06/16/2021 10:47:46 AM 2 pgs
Fees: $13.00 Taxes: $1,050.34

20210616-0081256

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,875.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2021.

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
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-051046

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hunter Batson	Hunter Batson	
(NAME)	(NAME)	
8108 Vallley Oak Drive	8108 Vallley Oak Drive	181-14-0A-040.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-THREE THOUSAND EIGHT HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS ($283,875.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILFORD D. POTTS AND WIFE, CAROLYN B. POTTS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HUNTER BATSON, A MARRIED PERSON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit 40 on the Plan of The Villas at Conford Place, Phase I, of record in Plat at Instrument No. 20050922-0114218, Exhibit 1-A to the Declaration of Protective Covenants, Conditions & Restrictions, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Potts, a single person by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20110512-0036444 Register's Office for Davidson County, Tennessee, dated May 6, 2011 and recorded on May 12, 2011.

Elizabeth Barbee Potts died June 27, 2019, her estate being administered through Williamson County Probate Court, Docket No. P 10560.
Being the same property conveyed to Wilford D. Potts and wife, Carolyn B. Potts by Quit Claim deed

Carolyn B. Potts, Administrator of the Estate of Elizabeth Barbee Potts, deceased of record in Instrument No. 20200129-0010415 Register's Office for Davidson County, Tennessee, dated January 20, 2020 and recorded on January 29, 2020.

Affidavit of Heirsip for Elizabeth Barbee Potts dated June 3, 2021, recorded June 16, 2021, of record in Instrument No. 20210616-0081256 Register's office for ~~Williamson~~ DAVIDSON County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 8108 Valley Oak Drive, Brentwood, TN 37027
(House No.) (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/our hand(s) this the 8th day of June, 2021

Wilford D. Potts

Carolyn B. Potts

Carolyn B. Potts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Wilford D. Potts and wife, Carolyn B. Potts, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2021.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON