Davidson County DEEDWARR
Recvd: 05/17/06 13:05 2 pgs
Fees:13.00 Taxes:1428.20

20060517-0057836

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Craig Botko	Craig Botko	103-12-0
9705 Mountain Ash Court	9705 Mountain Ash Court	GROUP
Brentwood, Tennessee 37027	Brentwood, Tennessee 37027	PARCEL 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** Three Hundred Eighty Six Thousand Dollars and Zero Cents ($386,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, T. Hal Bishop and Robert P. Ziegler, Executors of the Estate of Herman O. Loewenstein, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Craig Botko and wife, Kristine Botko, 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.

BEING Lot No. 26 and the southerly half of Lot No. 27 of Block "L" on the Plan of Cherokee Park Subdivision, Section 3, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 and part of Lot No. 27 adjoin and front together 90.0 feet on the westerly side of Cherokee Road and run back 126.26 feet on the southerly line and 126.54 feet, more or less, on the northerly line to a dead line and measures 90.03 feet, more or less, thereon.

BEING the same property conveyed to Julius Loewenstein and wife, Hedwig Loewenstein, by deed from Lacy Paul White, et al, of record in Book 1286, page 99, Register's Office for Davidson County, Tennessee; the said Julius Loewenstein and Hedwig Loewenstein having since died with Julius Loewenstein predeceasing Hedwig Loewenstein and by her Last Will and Testament of record in Will Book 169, page 685, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to her son Herman Loewenstein; the said Herman Loewenstein (aka Herman O. Loewenstein) having since died testate on December 8, 2005, and by his Last Will and Testament of record as Volume/Image No. 6167/2136230, File No. 05 P 1901, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to Bank of America as Trustee and by said Last Will and Testament authorized and empowered his Executors with all of the powers and duties of the Trustee during the period of estate administration.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 227 Cherokee Road, Nashville, Tennessee 37205

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 in our capacity as Executors but not further otherwise, do covenant with the said Grantees that we as Executors 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 as Executors, but not further or otherwise, do further covenant and bind ourselves, our successors 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 claiming the same from, through or under us, but not further or otherwise.

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 12th day of May, 2006.

T. Hal Bishop, Co-executor of the Estate of Herman Loewenstein

Robert P. Ziegler, Co-executor of the Estate of Herman O Loewenstein

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named T. Hal Bishop and Robert P. Ziegler, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they as Executors of the Estate of Herman O. Loewenstein executed the within instrument for the purposes therein contained by signing as Executors.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY