WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

X Jeanie Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2006.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/02/06 11:12 2 pgs
Fees:13.00 Taxes:462.50
20061102-0136175

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanie Taylor	Realty Mortgage Corporation	
(NAME)	(NAME)	
103 Butterfield Court	181 East Main St.	26-7-40
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062373

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Amanda L. Botts Humphrey**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jeanie Taylor**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 103 Butterfield Court, Goodlettsville, TN 37072

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of October, 2006.

X Amanda L. Botts Humphrey
Amanda L. Botts Humphrey

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Amanda L. Botts Humphrey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Amanda L. Botts Humphrey executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2006.

Commission expires: 3/24/09

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

Melissa D. Rogers
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Windsor Green, Phase 1, Section II, of record in Plat Book 6250, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING all of the same property conveyed to Amanda L. Botts by Warranty Deed from Stephen F. Botts and Sandi R. Hester, fka Sandi R. Way, and husband, Grady Hester, dated March 12, 2003 and filed of record in Book 20030318-0035947, and re-recorded in Book 20030430-0057745, Register's Office for Davidson County, Tennessee.

The said Amanda L. Botts is now married to Jason Humphrey becoming Amanda L. Botts Humphrey.

Property commonly known as 103 Butterfield Court, Goodlettsville, TN 37072