Prepared By:

Express Title & Closing Agency, Inc.
4228 Hwy. 411
Madisonville, Tennessee 37354

File# 3792-07

# WARRANTY DEED

**THIS INDENTURE,** made this 30 day of **APRIL** A.D., **2007,** between

**CRAIG BOTKO AND WIFE, KRISTINE BOTKO**
of Davidson County, Tennessee, First Parties, and

**SUSAN BAKER DANCE, UNMARRIED**
of Davidson County, Tennessee, Second Parties,

**WITNESSETH:** that said First Parties, for and in consideration of the sum of

One and NO/100's********Dollars ($ 1.00 )

to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

**SITUATED** in Davidson County, Tennessee, described as follows, to wit:

**BEING** Lot No. 26 and the Southerly half of Lot 27 of Block "L" on the Plan for 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 to 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 Craig Botko and wife, Kristine Botko from T. Hal Bishop and Robert P. Zeigler, Executors of the Estate of Herman O. Loewenstein by Deed dated May 12, 2006, recorded May 17, 2006, in Instrument 20060517005783[illegible], in the Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE** is made subject to Restrictions of record in Book 619, Page 225, in the Register's Office for Davidson County, Tennessee. Further subject to all applicable restrictions, easements, rights of way and/or building setback lines of record or as may be shown by inspection or survey.

**THE ABOVE DESCRIPTION** is the same as the previous Deed of Record, no boundary survey having been made at the time of this conveyance.

**OWNER\TAXPAYER**
**Susan Dance**
**227 Cherokee Rd.**
**Nashville, TN 37205**

M/P 103-12-0-016.00

CT3

**CLT: 103-120.16**

Davidson County DEEDWARR
Recvd: 05/04/07 12:12 2 pgs
Fees:13.00 Taxes:1942.50
20070504-0053782

Together with the hereditament and appurtenances thereto appertaining, hereby releasing all claims

to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except; the current taxes which shall be prorated as of the date of closing and assumed by parties of the Second Part; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the said First Parties hereunder set their hands and seals the day and year first above written.

**CRAIG BOTKO** **KRISTINE BOTKO**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, a Notary Public in and for said County, the within named bargainors, **CRAIG BOTKO,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence of identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of **APRIL, 2007**

VIOLA V. FINGERLOW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: June 7, 2009

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, a Notary Public in and for said County, the within named bargainors, **KRISTINE BOTKO,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence of identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of **APRIL, 2007**

VIOLA V. FINGERLOW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: June 7, 2009

I hereby swear or affirm that the ~~actual consideration~~ or true value of this transfer, whichever is greater, is **$525,000.00** Affiant

Subscribed and sworn to before me this 30th day of **APRIL, 2007**

VIOLA V. FINGERLOW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public My commission Expires: June 7, 2009