WARRANTY DEED

File Number: 70194

Davidson County DEEDWARR
Recvd: 08/15/07 09:39 2 pgs
Fees:13.00 Taxes:365.56

20070815-0097444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2010.~~ 7-5-11

(AFFIX SEAL)

APRIL H. BELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Bottorff	Countrywide Home Loans	043-01-0-122
(NAME)	(NAME)	
126 Sarver Avenue	2375 N Glenville Dr. RGVB195	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Richardson TX 75082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christie Johnson, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Bottorff, husband and wife Tina Watson-Bottorff, 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 part of Lots A & B on the corrected Map of the W.P. Thornton, Tract of land of record in Book 332, Page 110, Register's Office for said County and State, and more particularly described as follows:

BEGINNING at an iron in the southerly margin of Sarver Avenue, formerly Madison Avenue, 420 feet from the southeast corner of Pierce Avenue and Sarver Avenue thence south 1 deg. 00 min East 175 feet to a point; thence North 89 deg. East 60 feet to a point; thence North 1 degree 00 min. West 175 to a point; thence South 89 deg. West 50 feet to the point of beginning.

Being the same property conveyed to Christie Johnson by Quitclaim Deed from Walter W. Carter, Trustee for the 126 Sarver Drive Trust dated June 6, 2002 of record in Instrument Number 200206120071354, in Register's Office for Davidson County, Tennessee. Being the same property conveyed to Christi Johnson by Quitclaim Deed from Walter H. Carter, Trustee for the 126 Sarver Drive Trust dated July 19, 2007 of record in Instrument No 20070815 0097443, in Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☒

This is improved ☐ property, known as 126 Sarver Avenue, Madison, TN 37115

(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 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 hand this 19th day of July, 2007.

Christie Johnson

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 2007.

Commission expires: July 5, 2011

April H Bell Notary Public

