WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/08 10:36 2 pg
Fees:13.00 Taxes:247.90

20080111-0003511

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Daniel O. Aluoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2008.

Melissa D. Rogers
Notary Public

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

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel O. Aluoch	CTX Mortgage Company, LLC	08007010800
(NAME)	(NAME)	
109 Camerado Lane	3100 McKinnon	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072717

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, **I, Evelyn Sue Botts, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Daniel O. Aluoch and Lynette A. Aluoch, husband and wife**, 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. :

Certain real property situate in City of Nashville, Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 442 on the plan of Bordeaux Hills, Section 9, which plan appears of record in Book 4175, page 116, Register's Office of said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Evelyn Sue Buchanan by Warranty Deed from Everett Earl Holmes and wife, Frankye J. Holmes dated April 12, 1978 and filed of record in Book 5273, Page 293, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed in Inst. 20060509-0053942, Register's Office for said County.

Evelyn Sue Buchanan is now known as Evelyn Sue Botts.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4405, page 427, Register's Office for said County, and to easements, setback lines and other matters as indicated on the aforesaid subdivision plat.
Subject to All oil. gas and mineral reservations, exceptions or severances of record.

unimproved ☐

This is improved ☒ property, known as 3344 Hospital Lane, Nashville, TN 37218

(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 I do covenant with the said GRANTEES 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 GRANTEES, their 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 9th day of January, 2008.

Evelyn Sue Botts

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 9th day of January, 2008.

Commission expires: 3/24/09

Melinda D. Rogers
Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds