Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$164,900.00~~ $162,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-17-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Lomax	Magna Bank	135-16A-112
(NAME)	(NAME)	
905 Flintlock Place	6525 Quail Hollow Rd #300	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Memphis TN 38120	
(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, Matthew W. Bottcher and wife, Rebecca G. Bottcher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jared Lomax, 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Subdivision for Tracts 8, 9, & 10 of Nashboro Village of record in Plat Book 5200, pages 186-189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew W. Bottcher and wife, Rebecca G. Bottcher, by deed of record in Instrument No. 20050427-0046934, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Matthew W. Bottcher and Rebecca G. Bottcher by Krystn Hedges as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee.

* 20090324-0026408

unimproved ☐

This is improved ☒ property, known as 905 Flintlock Place, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20090019339 DEEDWARR
Recvd: 03/24/09 10:58 2 pgs
Fees:13.00 Taxes:599.40
20090324-0026409

Witness our hands this 13th day of March, 2009.

Matthew W. Bottcher by Krystn Hedges, his attorney in fact

Matthew W. Bottcher by Krystn Hedges, his attorney in fact

Rebecca G. Bottcher by Krystn Hedges, her attorney in fact

Rebecca G. Bottcher by Krystn Hedges, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of March, 2009, before me personally appeared Krystn Hedges, the person who executed the foregoing instrument on behalf of Matthew W. Bottcher and Rebecca G. Bottcher and who acknowledged that she executed the same as the free act and deed of the said Matthew W. Bottcher and Rebecca G. Bottcher, through Power of Attorney granted she by the said Matthew W. Bottcher and Rebecca G. Bottcher.

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2009.

Commission expires:

Notary Public