BILL GARRETT, Davidson County
Trans:T20100030061 DEEDWARR
Recvd: 05/19/10 09:20 2 pgs
Fees:13.00 Taxes:393.45
20100519-0038544

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Colleen Botko
5905 Kinsdale Drive
Nashville, TN 37211

SEND TAX BILL TO:
Colleen Botko C/O Craig Botko
PO Box. 3428
Brentwood, TN 37024

MAP 172-08-0
GROUP
PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Connie S. Matte, a single person, and Summer M. Matte, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Colleen Botko,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Forest Acres Estates, Section One of record in Plat Book 3700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Connie S. Matte, a single person and Summer M. Matte, a single person by deed from David Douglas Hardwick and wife, Carolyn Hardwick of record in Instrument No. 20010430-0043246, in the Register's Office for Davidson County, Tennessee, dated April 25, 2001.

This is improved property known as **5905 Kinsdale Drive Nashville, TN 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3700, page 2, and restrictions in Book 3874, page 704, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 3rd day of May, 2010

Connie S. Matte

Connie S. Matte

Summer M. Matte

Summer M. Matte

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Connie S. Matte and Summer M. Matte,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of May, 2010.

NOTARY PUBLIC

My Commission Expires: March 7 2012

FERNANDO CARRANZA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
March 7, 2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$101,500.00~~ 106,337.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of May, 2010.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 2014

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 2014