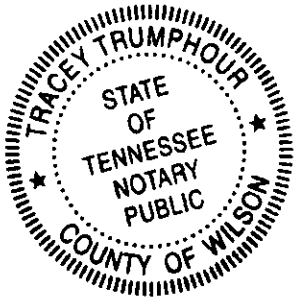
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,456.07

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elaine Gipple		064160A12100CO
(NAME)	(NAME)	
2709 Spaulding Circle	SAME	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN. 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roseann T. Botts, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Elaine Gipple, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 121 on the plan of Resubdivision of Jackson Meadows Phase I, of record in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee and being further established by the Master Deed of Jackson Meadows, a Horizontal Property Regime, of record in Book 7433, Page 236 and amended in Book 7434, Page 642, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Max E. Botts and wife, Roseann T. Botts by Deed from Security Federal Savings and Loan Association of Nashville, dated 10/31/1990 and filed for record on 11/01/1990 in Book 8228, Page 771, Register's Office for Davidson County, Tennessee.

The said Max E. Botts died on March 4, 2003, leaving Roseann T. Botts the sole surviving tenant by the entirety.

All matters as set forth per Plat Book 6900, Page 527, said Register's Office.

Master Deed and By-Laws filed for record in Book 7433, Page 236, said Register's Office. Said Master Deed and Bylaws were amended of record in Book 7434, Page 642, said Register's Office.

Stormwater Detention Agreement of record in Book 5861, Page 544, said Register's Office.

Charter of record in Book 5796, Page 42 as amended in Book 8205, Page 138, said Register's Office.

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

File No.: 01288-5212
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110067723 DEEDWARR
Recvd: 10/28/11 13:18 2 pgs
Fees:13.00 Taxes:212.59

20111028-0084049

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 121 General Jackson Lane, Condominium, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of October, 2011.

Roseann T. Botts

Roseann T. Botts

State of Tennessee
County of Wilson

Personally appeared before me Roseann T. Botts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2011.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122