Davidson County DEEDWARR
Recvd: 05/02/12 11:20 3 pgs
Fees:18.00 Taxes:308.95
20120502-0037555

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $83,500.00

Theresa Bradley
Affiant

MICHAEL CLEMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me as of the 30th day of April, 2012.

Michael Clemons
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 3, 2015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Verlie R. Hamm 522 Westboro Drive Nashville, Tennessee 37209	SAME	090-16-0-116.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **STEPHEN BOTTS, an unmarried man,** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **VERLIE R. HAMM, an unmarried woman,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section Two, Westboro of record in Plat Book 1424, Page 60, 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 Stephen F. Botts by Deed from Troy Kinsel, unmarried of record at Instrument No. 20090109-0002486, Register's Office for Davidson County, Tennessee, dated December 18, 2008.

Property Address: 522 Westboro, Nashville, TN

Improved Property: Yes

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2012 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 60 Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 30th day of April, 2012.

Stephen F. Botts

STEPHEN BOTTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **STEPHEN BOTTS** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of April, 2012.

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

My Commission Expires: 7-3-2012

C&B File #5254
Botts to Hamm

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015