BILL GARRETT, Davidson County
Trans:T20120047174 DEEDWARR
Recvd: 06/26/12 15:04 2 pgs
Fees:13.00 Taxes:710.40
20120626-0056088

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2012.

Notary Public

My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Botts Elizabeth Leigh White Botts	SUNTRUST MORTGAGE, INC.	
1217 Sigler Street	1001 SEMMES AVE.	093-13-265
Nashville, TN 37203	RICHMOND, VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MANASSES MOTA, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN BOTTS AND ELIZABETH LEIGH WHITE BOTTS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 1 of the McCall Heirs Subdivision of Lot 14 and others of record in Book 161, page 61, Register's Office for said County, described in part according to a survey of E. L. Miller, Jr., dated June 15, 1972 as follows:

BEGINNING at an iron pin in the southerly margin of Sigler Street, the northeast corner of the land herein described; thence leaving said Street South 9 deg. 19' West 206.8 feet to an iron pin in the northerly margin of Alley No. 423; thence with the same, North 82 deg. 08' West 34.6 feet to an iron pin in the beginning of a curve; thence around said curve, northwesterly 23.94 feet to an iron pin in the easterly margin of 14th Avenue South; thence with the margin of same, North 9 deg. 19' East 167.1 feet to a point in beginning of a curve; thence around said curve, northeasterly 38.69 feet to an iron in n the southerly margin of Sigler Street; thence with the same South 82 deg. 01' East 25.6 feet to the point of beginning.

Being the same property conveyed to Manasses Mota by deed from Julia Eggers and husband, Robert Eggers and Daniel Mevio of record in Instrument 200003070023259, Register's Office for Davidson County, Tennessee, dated March 3, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1217 Sigler Street, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of June, 2012.

Manasses Mota by Marcos Mota, his attorney in fact
by Marcos Mota, his attorney in fact

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marcos Mota, attorney in fact for Manasses Mota, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2012.

ANN R. SEDRISH
Commission # DD 880337
My Commission Expires 08-14-2013
Bonded Through
Budget Notary Services

Notary Public

My Commission Expires: 8/14/2013

Fatima Mota, spouse of Manasses Mota, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Fatima Mota by Marcos Mota, her attorney in fact
by Marcos Mota, her attorney in fact

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marcos Mota, attorney in fact for Fatima Mota, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2012.

ANN R. SEDRISH
Commission # DD 880337
My Commission Expires 08-14-2013
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Budget Notary Services

Notary Public

My Commission Expires: 8/14/2013