Davidson County DEEDWARR
Recvd: 06/27/14 08:53 2 pgs
Fees:13.00 Taxes:1415.25
20140627-0056264

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 8/23/2014
(AFFIX SEAL)

COUNTY OF WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L. HEINRICH

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benigno Trigo and Kelly Oliver, Husband and Wife	New Owner	093 13 0 265.00
(NAME)	(NAME)	
1217 Sigler St		
(ADDRESS)	(ADDRESS)	
Nashville 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Two Thousand Five Hundred And No/100 Dollars ($382,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Botts and Elizabeth Botts, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benigno Trigo and Kelly Oliver, Husband and Wife**, 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:

*aka Elizabeth Leigh White Botts (2)

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 Brian Botts and Elizabeth Leigh White Botts, husband and wife By Warranty Deed from Manasses Mota, married (joined by wife Fatima Mota) dated 06/22/12 recorded 06/26/12, of record in Instrument No. 20120626-0056088, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1217 Sigler St, 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 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, has 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.

Witness our hands this 23rd day of June, 2014.

Brian Botts

Elizabeth Botts

STATE OF

OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Brian & Elizabeth BOTTS with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2014.

Notary Public

My Commission Expires: 8/29/2014

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L. HEINRICH
COUNTY OF WILLIAMSON

True Copy Certification

I, Connie Buchanan, 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.

Connie Buchanan
Signature

State of TN

County of Wilson

Personally appeared before me Charlie Winn a notary public for this county and state, Connie Buchanan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/23/16
Notary' Seal (if on paper)

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY