THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1116

AFTER RECORDING PLEASE RETURN TO:
[illegible] Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles R. Botts 8428 Rolling Hills Drive Nashville, TN 37221	Regions Bank d/b/a Regions Mtg. 2050 Parkway Office Circle Birmingham, AL 35244	126-15-B-226.00

BILL GARRETT, Davidson County
Trans:T20140056802 DEEDWARR
Recvd: 08/05/14 08:11 3 pgs
Fees:18.00 Taxes:740.00
20140805-0069938

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2014.

SHANNON RUBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

My Commission Expires: 7-6-15
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Phillip R. Steed and wife Dawn E. Steed, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Charles R. Botts, a married man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 121, on the Plan of Section Two, Lexington Point, of record in Plat Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phillip R. Steed and wife, Dawn E. Steed by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated December 1, 2010, recorded January 13, 2011, of record in Instrument No. 20110113-0003664, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7341 Middlebrook Circle, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Dawn E. Steed, by Phillip R. Steed, pursuant to a Power of Attorney executed by Dawn E. Steed on July 15, 2014, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.
The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of **July, 2014.**

GRANTOR(S)

Phillip R. Steed
Phillip R. Steed

Dawn E Steed by Phillip R. Steed her Attorney-in-Fact
Dawn E. Steed by Phillip R. Steed, her Attorney –in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Phillip R. Steed and Dawn E. Steed** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 31st day of **July, 2014.**

Deborah L. Bissell
Notary Public

My Commission Expires:

6-1-15

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires June 1, 2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Phillip R. Steed** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Dawn E. Steed,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 30th day of **July, 2014.**

Deborah L. Bissell
Notary Public

My Commission Expires:

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires June 1, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Phillip R. Steed and wife Dawn E. Steed

TO: Charles R. Botts, a married man

STATE OF TENNESSEE
COUNTY OF DAVID

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Phillip R. Steed
Phillip R. Steed, Affiant

Sworn to and subscribed before me this 31st day of July, 2014.

Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015