Warranty Deed

Davidson County DEEDWARR Recvd: 11/21/16 12:00 3 pgs Fees:18.00 Taxes:1017.50 **20161121-0122606**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me this the 17th day of November, 2016. Notary Public My commission expires: 9/10/2018

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:
Matthew Wilkins Ruth L. Wilkins	Wells Fargo Bank	
6935 Calderwood Drive	2701 Wells Fargo Way	181-03-0A-218.00-CO
Cane Ridge, TN 37013-4559	Minneapolis,MN 55467	

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, **KARA BOTTEICHER, F/K/A KARA BLAKE, AND JOHN BOTTEICHER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH L. WILKINS AND MATTHEW WILKINS, WIFE AND HUSBAND,** 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 Lot No. 10 on the Plan of Revision One 3rd Addition to Indian Creek RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050301-0022508, 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 a portion of the same property conveyed to Hurley-Y, a Tennessee General Partnership by Warranty deed from Eugene T. Collins, Trustee with full power to convey without joinder of the beneficiary of record in Instrument No. 20031119-0169039 Register's Office for Davidson County, Tennessee, dated November 20, 2003 and recorded on November 19, 2003.

Being a portion of the same property conveyed to Joon Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Hurley-Y, a Tennessee General Partnership of record in Instrument No. 20150128-0008281 Register's Office for Davidson County, Tennessee, dated January 28, 2015 and recorded on January 28, 2015.

Being a portion of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation by Quitclaim deed from Joon Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150205-0011033 Register's Office for Davidson County, Tennessee, dated February 05, 2015 and recorded on February 05, 2015.

Being the same property conveyed to Kara Blake, a single woman by Warranty deed from TR&D Homes, Inc., a Tennessee Corporation of record in Instrument No.

20150729-0074544 Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on July 29, 2015.

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 6935 Calderwood Drive, Cane Ridge, TN 37013-4559.

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 17th day of November, 2016.

Kara Botteicher

John Botteicher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kara Botteicher and John Botteicher, 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 17th day of November, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018