FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 31, 2017.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170046482 DEEDWARR
Recvd: 06/01/17 13:00 2 pgs
Fees: 13.00 Taxes: 425.50
20170601-0054521

WARRANTY DEED

This Instrument Prepared By and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0170**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bria Rae Mullins	Same as new Owner	**135-8A-629**
(NAME) **629 Longhunter Court**	(NAME)	
(ADDRESS) **Nashville,TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shaina I. Botwin, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bria Rae Mullins, an unmarried individual,** 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:

Unit No. 629 of Nashboro Village Nineteen Condominiums, Tract 19, Site Plan, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Nashboro Village Nineteen Condominiums, of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5333, Page 999, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Nashboro Village Nineteen Condominiums, of record in Book 5200, Page 80, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Shaina I. Botwin, a single woman by Warranty Deed from Jonathan M. Coates, unmarried dated February 26, 2016, filed of record in Instrument Number 20160304-0021004, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **629 Longhunter Court, Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

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, 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

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **May, 2017**.

Shaina I. Botwin

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Shaina I. Botwin**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **May, 2017**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY