THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114100**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $153,000.00. Affiant Subscribed and sworn to before me, this 11th day of January, 2018. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 48819 DEEDWARR
01/18/2018 10:32:56 AM 2 pgs
Fees: $13.00 Taxes: $566.10
20180118-0005223

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Betty J. Koton and Deborah L. Watts 108 Nashboro Greens Nashville TN 37217	New Owner	Tax Parcel ID No. 135-11-0C-037.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Bader, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betty J. Koton, an unmarried woman, and Deborah L. Watts, an unmarried woman, joint tenants with rights of surviorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled Phase One Nashboro Village - Tract 18, of record in Plat Book 11700, page 48, amending Plat Book 9700, page 968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARK A. BADER, by deed from ADOLPHO A. BIRCH, JR., of record in Instrument No. 20060118-0006581, dated January 13, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 135-11-0C-037.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, page 968, amended in Book 11700, page 48, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, page 14, Book 11703, page 581, Instrument No. 20000627-0063887, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767 and Instrument No. 20021211-0152723, said Register's Office.

Grant of Anchor Easement of record in Book 5563, page 5, said Register's Office.

Golf Cart Path Easement of record in Book 10110, page 854, said Registers' Office.

Memorandum of Lease of record in Book 10690, page 327, said Register's Office.

This is improved property located at 108 Nashboro Greens Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of January, 2018.

Mark A. Bader

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark A. Bader, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~11th~~ 9th day of January, 2018.

Notary Public

My Commission Expires: 11-15-2018

TAMARA A. SALAZAR NOTARY PUBLIC STATE OF TEXAS EXPIRES NOV. 15, 2018