WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$190,000.00~~ 194,000.00 APK

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven N. Hordos	F & M Bank	142-05-OB-073.00
(NAME)	(NAME)	
8300 Sawyer Brown Road, Apartment M302	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 84552 **DEEDWARR**
04/25/2018 10:53:50 AM 2 pgs
Fees: $13.00 Taxes: $717.80

20180425-0038921

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Theresa D. Botts, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Steven N. Hordos and Kaila Hordos**, hereinafter called the GRANTEE(S), 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 Unit No. M-302, together with the carport designated as No. D-306-C, in River Plantation, Section Three, a condominium, a horizontal property regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of Amended Section 3, River Plantation, Condominium Apartments, recorded in Book 4675, Pages 75, 76, and 77; and amended in Plat Book 4675, Pages 103, 104, and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

The said Kenneth E. Botts died on 10/06/1991, leaving the said Theresa D. Botts the sole surviving tenant by the entirety.

Being the same property conveyed to Kenneth E. Botts and wife, Theresa D. Botts by Warranty Deed from Margaret E. Click, dated 08/15/1988, recorded 08/18/1988, of record in Book 7630, Page 78, in the Register's Office for Davidson County, Tennessee.

(1) All matters shown on the plat of record in Plat Book 4675, Pages 75, 76, and 77 and amended in Plat Book 4675, Pages 103, 104, and 105, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 4784, Page 464; (3) Quitclaim Deed of record in Book 5785, Page 180, in the Register's Office for Davidson County, Tennessee, together with all amendments; (4) Grant of Easement of record in Instrument No. 20121114-0104719, in the Register's Office for Davidson County,

Tennessee; (5) Boundary Plat of record in Book 4460, Page 200, Amended Boundary Plat of record in Book 4675, Page 102; (6) Amendment to Tract of Land and Sawyer Brown Road being Originally a Part of River Plantation of record in Book 6231, Page 156, in the Register's Office for Davidson County, Tennessee; (7) Waiver of Exclusive Rights of record in Book 5840, Page 663, in the Register's Office for Davidson County, Tennessee; and (8) Easement for the flow of Flat Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8300 Sawyer Brown Road, Apartment M302, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my hand this 24th day of April, 2018.

Theresa D. Botts

State of Tennessee
County of Wilson

Personally appeared before me Theresa D. Botts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of April, 2018.

Notary Public ~~Tracey Trumphour~~ - My
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122