This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 95549 **DEEDWARR**
05/22/2018 01:26:03 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20180522-0049078

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $205,000.00.

Affiant

Subscribed and sworn before me this the 21st day of May, 2018.

Notary Public
My commission expires: 1/17/21

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tresa Botzum 4117 Union Street Old Hickory, TN 37138	New Owner	064-09-0 048.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MUSIC CITY HANDYMEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TRESA BOTZUM AND DOUG BOTZUM, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 of Block "E" on the Map of Hadley's Bend City of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Handymen, LLC by deed from Music City Handymen, LLC, dated 05/25/2017, of record in Instrument No. 20170525-0052375, said Register's Office.

Also being a portion of the same property conveyed to Music City Handymen, LLC, by deed from Darrel Lyle and wife, Pandora Sue Lyle of record in Instrument No. 20170518-0049512, dated 05/15/2017, Register's Office for said County.

Also being a portion of the same property conveyed to Darrel Lyle and wife, Pandora Sue Lyle by deed from Wilson Bank & Trust of record in Instrument No. 20100224-0013890, dated 02/23/2010, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4117 Union Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 21st day of May, 2018.

Music City Handymen, LLC

By:_____
Scott Sherrod, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the AUTHORIZED REPRESENTATIVE of the within named bargainor, Music City Handymen, LLC, and that HE, as such AUTHORIZED REPRESENTATIVE, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Scott Sherrod as such AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal this 21st day of May, 2018.

My commission expires: 9-10-2018

_____
Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY