Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

File Number: 1807420

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 31st day of August, 2018.

Notary Public
My Commission Expires: 12/10/18

Karen Y Johnson Davidson County
Batch# 140477 DEEDWARR
09/13/2018 10:52:58 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180913-0090841

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
David L. Wills	David L. Wills	04301012200
4020 Maggie Ct	4020 Maggie Ct	
Smyrna, TN 37167	Smyrna, TN 37167	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Bottorff and Tina Watson-Bottorff, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David L. Wills, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Beginning at an iron in the southerly margin of Sarver Avenue, formerly Madison Avenue, 420 feet from the southeast corner of Pierce Avenue and Sarver Avenue thence south 1 deg. 00 min East 175 feet to a point; thence North 89 deg. East 60 feet to a point; thence North 1 degree 00 min. West 175 to a point; thence South 89 deg. West 50 feet to the point of beginning.

Being the same property conveyed to Kenneth Bottorff and Tina Watson-Bottorff, husband and wife, by Warranty Deed, from Christie Johnson, a single woman, dated July 19, 2007, of record in Instrument No. 20070815-0097444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 126 Sarver Ave, Madison, TN 37115.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 31st day of August, 2018.

Kenneth Bottorff

Tina Watson-Bottorff

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth Bottorff and Tina Watson-Bottorff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 31st day of August, 2018.

Notary Public at Large
My Commission Expires: ~~4/18/21~~ 12/Nov/18

