Karen Y Johnson Davidson County
Batch# 150711 DEEDWARR
10/11/2018 11:00:12 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20181011-0100817

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Affiant

Subscribed and sworn to before me, this 10 day of October, 2018.

Notary Public

My commission expires: 12/29/19

KEVIN CRISWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie Boling	New Owner	**062020A30100CO**
3281 Cain Harbor Drive		
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kevin C Botner and Danielle A Botner, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Boling, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 266 on the plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No. 20010506-0058138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catalin M. Bot and Daniela Bot, married, by Warranty Deed from Steve E. Hutchinson, dated June 29, 2007, of record in Instrument No. 20070716-0084223, Register's Office for Davidson County, Tennessee. Kevin C. Botner and Catalin M. Bot are one and the same individual. Danielle A. Botner and Daniela Bot are one and the same individual. Said individual's names were changed as a part of the naturalization process, petitions granted August 25, 2011 in the United States District Court for the Middle District of Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 3281 Cain Harbor Drive, Nashville, TN 37214.

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 in 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.

KCB Date: 10/10/18
Kevin C Botner

Danielle Botner Date: 10/10/18
Danielle A Botner

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Kevin C Botner and Danielle A Botner, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of October, 2018.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12/29/19