RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911622

WARRANTY DEED

Karen Johnson Davidson County
Batch# 226577 DEEDWARR
05/06/2019 03:29:41 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20190506-0042427

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

John Botteicher
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2019.

NOTARY PUBLIC

My commission expires: 5-3-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J Botteicher and wife, Kara Botteicher 1737 Boxwood Nashville, TN 37211	REDFIN MORTGAGE, LLC 4925 REGENT BLVD IRVING, TX 75063	172-03-0-A-168.00 CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Forty Five Thousand and 00/100 Dollars ($545,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS HARGRAVE CABELL, JR.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KARA BOTTEICHER AND JOHN J. BOTTEICHER, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot 86 on the Plan of Summit At The Woodlands, Phase 2 Cluster Lot Subdivision, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Thomas Hargrave Cabell Jr., by Warranty Deed from Woodlands Development, LLC, dated 9/28/2017, recorded 11/22/2017, of record in Instrument No. 20171122-0119932, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1737 Boxwood, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of April, 2019.

Thomas Hargrave Cabell Jr.

THOMAS HARGRAVE CABELL JR.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, a Notary Public, Thomas Hargrave Cabell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of April, 2019.

Notary Public

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021