This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
George Boettcher
3108 Priest Woods Drive
Nashville, TN 37214

MORTGAGEE:
Wilkes A. Hebert
1049 Jasperson Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 297574 DEEDWARR
10/08/2019 10:24:21 AM 2 pgs
Fees: $13.00 Taxes: $185.00
20191008-0102929

SEND TAX BILL TO:
Owner

Map/Parcel
#108-16-278.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erika Louise Brown Dewald, formerly Erika Pavliashvili, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **George Boettcher, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 5-B on the Plan of the Zone Lot Division of Lot 5, Section 4 of Lakeview Hills Subdivision, as shown by plat and survey of record in Plat Book 6250, page 366, amending Plat Book 5200, page 642, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Baya Pavliashvili known as Vakhtang Pavliashvili, and wife, Erika Pavliashvili by Warranty Deed dated June 24, 2005, from James Edward McCullough of record in Instrument #20050701-0075930, Register's Office for Davidson County, Tennessee. The said Baya Pavliashvili, also known as Vakhtang Pavliashvili, also known as Baya Paul Dewald, later divorced (Case #2014-DC-48, General Sessions Court for Wilson County, Tennessee, at Lebanon, Division III, Family Court) and Baya Dewald, also known as Baya Pavliashvili and/or Vakhtang Pavliashvili, conveyed his interest in the above property to Erika Louise Brown, known as Erika Pavliashvili by Quitclaim Deed dated November 12, 2016, of record in Instrument #20161206-0127937, as amended by Affidavit of Scrivener's Error of record in Instrument #20170228-0019607, both of said Register's Office.

Erika Louise Brown Dewald is one and the same person as Erika Pavliashvili and Erika Louise Brown.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **3108 Priest Woods Drive, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 7th day of **October, 2019**.

Erika Louise Brown Dewald formerly Erika Pavliashvili

Erika Louise Brown Dewald, formerly Erika Pavliashvili

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Erika Louise Brown Dewald, formerly Erika Pavliashvili**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of October, 2019.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 4-20-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is ~~$50,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 7th day of October, 2019.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 4-20-20

File No. 19095693

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY