Name and Address of New Owner:
Heather Kay Botting and William A. Botting
108 Rolling River Court
Nashville, TN 37221

Send Tax Bills To:
Heather Kay Botting and William A. Botting
SAME

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 155-03-0A-021.00-CO

Karen Johnson Davidson County
Batch# 363180 DEEDWARR
02/26/2020 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200226-0021297

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Country Club Investors, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Heather Kay Botting and William A Botting, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee being Lot No. 38 on the plan of Rolling River Estates, Section 1, as of record in Book 4860, Page 27, Register's Office for Davidson County. Tennessee to which plan reference is hereby made for a complete and accurate legal description.

Less and Except:
Right—of—Way: Beginning at a point along the northern existing right-Of-Way of Poplar Creek Road, being the most southwestern comer of the Carlton L. Powell, Et Ux, property in common with the David W. Hill, Et Ux, property, Deed Book 5687, Page 749, 1:1.0.D.C. Tennessee along the property line N0°0'0"W, 5.00 feet to a point; thence proceed along a new line K89°48'9.2" E, 57.28 feet to a point; thence continuing along anew curve with a radius of 1197.77 feet, a central angle of I°54'14.9" E, 5.00 feet to a point; thence proceed along the existing right-of-way with a curve to the right having a back tangent bearing of 588°5'45.1" W, a radius of 1002.77 feet, a central angle of 1°42'24.2", and an SJC length of 35.83 feet to a point: thence continue along a line 389°48'92" W, 57.30 feet to the point of the beginning. Said right—of—way contains 465 square feet, more or less.

Temporary Construction Easement: Beginning at a point along the northern proposed right-Of way of Poplar Creek Road, being the southwestern comer of the aforementioned Powell—Hill property line along the property line N0°0'0" W. 10.00 feet to a point: thence proceed along anew line N89°48'9.2" E, 16.63 feet to a point; thence continue along a new line : 72°55'59.8" E, 51.81 feet to a point; thence continuing along a new line N89° 50'6.3"F., 144.15 feet to a point; thence continuing along a line N69"25'2 1.1" E, 18.40 feet to a point; thence proceeding along the property line of the aforementioned Powell property in common with the Shane R. Lankford. Et UK, property, Deed Book 6420, Page 114, R.O.D.C., Tennessee at S51°50'0" E, 12.08 feet to a point; thence proceeding along the aforementioned Powell property line in common with the Paul L. Richardson and Mary S. Richardson property, Deed Book 5766, Page 420, R.O.D.C., Tennessee at 88°30'0" E, 5.17 feet to a point; thence proceeding along the existing right-of—way with a curve to the right having a back tangent bearing of 881 05405" W, a radius of 1192.77 feet, a central angle of 7°0'4.6", and an arc length of 145.75 feet to a point; thence continuing along a line St 054'17.4 E, 5.00 feet to a point; thence proceeding along the proposed right-of-way line with a curve to the right having a back tangent bearing S88°5'45.1 " W, a radius 011197.77 feet, a central angle of 1"42'24.2", and an arc length 0135.68 feet to a point; thence continuing with a line $89"48'9.2W 57.28 feet to the point of beginning, containing 3,850 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed to Country Club Investor, LLC, by Warranty Deed from Sharlay Joy Westbrook, recorded on February 25, 2019, of Instrument No. 20190225-0016870, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharlay Joy Westbrook by Quitclaim Deed, from Curtis Westbrook, recorded on February 7, 2013 of record Instrument No. 20130207-0012897, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Rolling River Court Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging. TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of February, 2020.

Country Club Investors, LLC, a Tennessee Limited Liab
-ility Company

By: _____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Regina Sullo of the state and county mentioned, personally appeared John A. Bell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Country Club Investors, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson Co, this 25th day of February, 2020.

Regina V Sullo
Notary Signature

Printed Name: Regina Sullo

My commission expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of February, 2020.

Regina V Sullo
Notary Public
My commission expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

File No. 2020-980

202002260021297

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

