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WARRANTY DEED

Karen Johnson Davidson County
Batch# 455613 **DEEDWARR**
08/13/2020 08:16:29 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20200813-0090416

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2020.

Notary Public **I. Dyke Tatum**

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Madison Sidebottom 821 Sandburg Place Nashville, TN 37214	**Forcht Bank** **8492 Dixie Hwy** **Louisville, KY 40258**	108-08-0-264.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Seline Bolton, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Madison Sidebottom, a/k/a Madison Blaine Sidebottom, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Three Reelfoot, of record in Book 6250, Pages 167 and 168, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Seline Bolton, unmarried by Warranty Deed from Rigoberto Manzo and Irma L Manzo, husband and wife, dated 01/26/2017 and recorded 02/01/2017, of record in Instrument 201702010010696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 821 Sandburg Place, 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 is 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.

Witness my/our hand(s) this the 7th day of August, 2020.

Seline Bolton

STATE OF Indiana

COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Seline Bolton with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of August, 2020.

Notary Public

My Commission Expires: 3/8/2024

(SEAL)

CHRISTINA MORRIS
NOTARY PUBLIC
SEAL
HAMILTON COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES MARCH 08, 2024
COMMISSION NUMBER 670180