WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3129127

Return to:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $ 313,000.00.

Affiant

Subscribed and sworn to me, this the 29th day of Sept., 2020.

Notary Public

My commission expires:

Property Address:
3281 Cain Harbor Drive
Nashville, TN 37214

Parcel ID:
062-02-0A-301.00-CO

Property owner:
Jacob Lee Behel
3281 Cain Harbor Dr.
Nashville, TN 37214

Mail tax bills to:
New Owner

THIS INDENTURE is made effective the 29th day of September, 20 20, by **Stephanie Boling, an unmarried woman,** First Parties, for the purpose of conveying the premises described herein to Jacob Lee Behel, a single man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Final Plat of River Trace Estates Phase 2 - Section 6 of record in Plat at Instrument No. 20010605-0058138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catalin M. Bot and Daniela Bot, married by Warranty deed from Steve E. Hutchison of record in Instrument No. 20070716-0084223 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 16, 2007. (Value of consideration shown in aforementioned deed $155,000.00.)

Being the same property conveyed to Stephanie Boling, an unmarried woman by Warranty deed from Kevin C. Botner and Danielle A. Botner, married of record in Instrument No. 20181011-0100817 Register's Office for Davidson County, Tennessee, dated October 10, 2018 and recorded on October 11, 2018. (Value of consideration shown in aforementioned deed $279,900.00.) Being also known as 3281 Cain Harbor Drive Nashville, Tennessee 37214.

Karen Johnson Davidson County
Batch# 488500 DEEDWARR
10/02/2020 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,158.10
20201002-0114226

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 individuals 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.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Instrument No. 20010605-0058138; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747 and Instrument No. 20011126-0128569, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; By-Laws of record in Book 6851, Page 390; Charter for River Trace Estates HOA of record in Book 6851, Page 363; Deed of common areas to HOA of record In Book 7907, Page 168; Boundary Plat of record in Plat Book 6250, Page 995; TVA Line easement of record in Book 1163, Page 341; Flowage easement of record in Book 2022, Page 83; Transmission line easement of record in Book 3959, Page 595; Agreement of record in Book 7030, Page 798; Slope easement of record in Book 7296, Page 484; Easement for sewer facilities of record in Book 7097, Page 135; Sanitary sewer line easement of record in Book 7097, Page 140 and Book 7593, Page 523; Water main easement of record in Book 7097, Page 149 and Book 7593, Page 565 and Subject to rights of others in and to the common areas and/or elements, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2020, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Stephanie Boling

Stephanie Boling

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Stephanie Boling**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 11th day of September, 2020.

Celena Milliken
NOTARY PUBLIC

My Commission Expires: July 9, 2024

CELENA MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021