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WARRANTY DEED

Karen Johnson Davidson County
Batch# 756271 DEEDWARR
11/16/2021 02:26:43 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20211116-0152608

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 $720,000.00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyndsay T. Botts and Kevin J. Botts	CapStar Bank	171030B00700CO
(NAME)	(NAME)	
316 Culpepper Court	2002 Richard Jones Road, Ste A300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William Drescher and wife, Shirley Drescher,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lyndsay T. Botts and Kevin J. Botts, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 277, on the Plan of Revision of Section 5-A, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, page 961, of the Register's Office of 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 William Drescher and wife, Shirley Drescher by deed dated July 28, 2005 from Julie M. Sherrill, unmarried of record in Instrument No. 20050801-0089749, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 316 Culpepper Court, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 10th day of November, 2021.

William Drescher

Shirley Drescher

State of Tennessee
County of Davidson

On this 10th day of November, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared William Drescher and Shirley Drescher, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 10th day of November, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Botts

