Karen Johnson Davidson County
Batch# 863276 DEEDWARR
05/27/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,393.05
20220527-0061596

(1)

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Travis Jones and Caitlin Nicol-Thomas
807 Westchester Drive
Madison, TN 37115
SEND TAX BILLS TO:
SWBC Mortgage Corporation
9311 San Pedro #100
San Antonio, TX 78216

WARRANTY DEED

(Map 042-09-0; Parcel 097.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ROBERT EUGENE BOTTORFF, A WIDOWER**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **TRAVIS JONES AND CAITLIN NICOL-THOMAS, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, State of Tennessee, being all of Lot No. 43 on the Map of Kemper Heights, Section II, of record in Book 2331, Page 104, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Robert Eugene Bottorff and wife, Velma Y. Bottorff, by Warranty Deed dated February 25, 1957, from J. R. Coarsey, Trustee, recorded March 7, 1957, in Book 2640, Page 99, in the Register's Office of Davidson County, Tennessee. The said Velma Y. Bottorff having since died, leaving subject property vested to Robert Eugene Bottorff, as surviving tenant by the entirety. By Quitclaim Deed dated August 6, 2001, Robert Eugene Bottorff, conveyed all of his right, title, and interest in the subject property to Robert Eugene Bottorff and wife, Susan Evelyn Bottorff, as tenants by the entirety, being recorded August 10, 2001, in Instrument No. 20010810-0086283, in the Register's Office for Davidson County, Tennessee. Susan Evelyn Bottorff died March 12, 2022 leaving the subject property vested in Robert Eugene Bottorff, as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations of record, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations of record, (4) utility, sewer, drainage, rights of way.

This is improved property known as 807 Westchester Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 20th day of May, 2022.

Robert E. Bottorff

Robert Eugene Bottorff

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Eugene Bottorff, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2022.

Lynae Wilder

Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $376,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of May, 2022.

Lynae Wilder

Notary Public

My commission Expires: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2022-255

202205270061596

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on May 20, 2022.

Affiant Signature

5.20.22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 20 day of May, 2022.

Christina Indrei
Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25