Batch# 919549 DEEDWARR
09/21/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,963.31
20220921-0104906

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-22108

Name and Address of New Owner:
Caleb M. Hawkins and Anne Laurence Chenery Hawkins
108 Rolling River Court
Nashville, TN 37221

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
new owner

Map & Parcel(s):
155-03-0A-021-00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William A. Botting and Heather Kay Botting, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Caleb M. Hawkins and Anne Laurence Chenery Hawkins, a married couple**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 corner of the Carlton L. Powell, Et Ux, property in common with the David W. Hill, Et Ux, property, Deed Book 5687, Page 749, R.O.D.C. Tennessee along the property line North 0 degrees 0 minutes 0 seconds West, 5.00 feet to a point; thence proceed along a new line North 89 degrees 48 minutes 9.2 seconds East, 57.28 feet to a point; thence continuing along a new curve with a radius of 1197.77 feet, a central angle of 1 degrees 54 minutes 14.9 seconds East, 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 South 88 degrees 5 minutes 45.1 seconds West, a radius of 1002.77 feet, a central angle of 1 degrees 42 minutes 24.2 seconds, and an arc length of 35.83 feet to a point; thence continue along a line South 89 degrees 48 minutes 9.2 seconds West, 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 corner of the aforementioned Powell-Hill property line along the property line North 0 degrees 0 minutes 0 seconds West, 10.00 feet to a point; thence proceed along a new line North 89 degrees 48 minutes 9.2 seconds East, 16.63 feet to a point; thence continue along a new line North 72 degrees 55 minutes 59.8 seconds East, 51.81 feet to a point; thence continuing along a new line North 89 degrees 50 minutes 6.3 seconds East, 144.15 feet to a point; thence continuing along a line North 69 degrees 2521.1 seconds East, 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 Ux, property, Deed Book 6420, Page 114, R.O.D.C., Tennessee at 351 degrees 50 minutes 0 seconds East, 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 South 8 degrees 30 minutes 0 seconds East, 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 South 81 degrees 5 minutes 40.5 seconds West, a radius of 1192.77 feet, a central angle of 7 degrees 0 minutes 4.6 seconds , and an arc length of 145.75 feet to a point; thence continuing along a line South 1 degrees 54 minutes 17.4 East, 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 South 88 degrees 5 minutes 45.1 seconds West, a radius of 1197.77 feet, a central angle of 1 degrees 42 minutes 24.2 seconds, and an arc length of 35.68 feet to a point; thence continuing with a line South 89 degrees 48 minutes 9.2 West 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 Heather Kay Botting and William A. Botting, wife and husband, by Warranty Deed from Country Club Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20200226-0021297, in the Register's Office of Davidson County, Tennessee, dated February 25, 2020, and recorded February 26, 2020.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 108 Rolling River Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 our hand this 16 day of September, 2022.

William A. Botting

Heather Kay Botting

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson (KC)

On this 16 day of September, 2022, before me personally appeared William A. Botting and Heather Kay Botting, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 16 day of September, 2022.

Notary Signature
My commission expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,624.40.

Affiant Signature

Subscribed and sown to before me, this the 19th day of September, 2022.

Notary Public
My Commission Expires: _____

APRIL N. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY