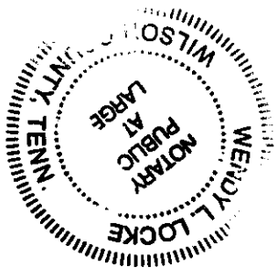
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/18/04 12:12 2pgs
Fees:13.00 Taxes:665.63

20040618-0072428

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathanael R. Otto	National City Mortgage Company	MAP 95
(NAME) 124 Quinn Circle	(NAME) 3232 Newmark Drive	GROUP 10-0
(ADDRESS) Nashville, TN 37210	(ADDRESS) Miamisburg Ohio 45342	PARCEL 6
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph B. Cheek, UNMARRIED , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathanael R. Otto and Wife, Stephanie M. Otto , 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. 32 on the Map of W.E. Quin, Jr.'s Lebanon Road Subdivision as of record in Book 1424, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 100 feet on the southeasterly side of Quin Circle and runs back between lines, 742 feet on the north line and 781 feet, more or less on the south line, to the center line of Mill Creek, as shown on said plan, on which it measures 106.5 feet.

Being the same property conveyed to Joseph B. Cheek by Warranty Deed dated November 3, 1993 from Robert D. Ward and wife, Bonnie S. Ward of record in Book 9140, Page 695, Register's Office for Davidson County, Tennessee.

Rights and Easement to U.S.A. as shown of record in Book 2243, Page 121, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Book 4337, Page 812, Register's Office for said County.

Sewer and Storm Drainage Easement to Metro as shown of record in Book 7468, Page 593, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement 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.

unimproved ☐

This is improved ☒ property, known as 124 Quinn Circle, Nashville, TN 37210

(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 hand(s) this 4th day of June, 2004.

Joseph B. Cheek

STATE of Tennessee
COUNTY of WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JOSEPH B. CHEEK the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/4/2004

My Commission Expires:_____

Notary Public

ROBERT E. JOHNSON
Notary Public At Large
Exp. May 30, 2007
DAVIDSON COUNTY, TN

File Number2405302
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122