WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: . 7-19-08

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Martin Ottinger	M. Martin Ottinger	62-5-25
(NAME)	(NAME)	62-5-24
2805 & 2807 Pennington Bend Road	43920 Noblett Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lake Hughes, CA 93532	
(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, **Frankie R. Totty and husband, Robert C. Totty, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Martin Ottinger and wife, Kathleen Ottinger,** 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:

LAND in Davidson County, Tennessee, being Lots Nos. 86 and 87 on the Plan of River View Subdivision of record in Book 547, Pages 93, 94 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Miss Frankie M. Roberts by deed from Cecil D. Chance, unmarried of record in Book 3765, Page 277, Register's Office for Davidson County, Tennessee. The said Miss. Frankie M. Roberts having since married and is now known as Frankie R. Totty.

Robert C. Totty, Jr., husband of the said Frankie R. Totty, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future have in subject property, especially his marital rights.

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

unimproved ☒

This is improved ☐ property, known as 2805 & 2807 Pennington Bend Road, Nashville, TN 37214

(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 our hands this 19th day of November, 2004.

Frankie R. Totty

Robert C. Totty Jr.

Davidson County DEEDWARR
Recvd: 12/03/04 13:28 2pgs
Fees:13.00 Taxes:277.50

20041203-0144352

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Frankie R. Totty and husband, Robert C. Totty, Jr., the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 7-19-08

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Jill Connors

Notary Public