WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Stephanie Spear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-10-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Ott	Countrywide Home Loans, Inc.	172-8A-77
(NAME) 5904 Retriever Court	(NAME) 801 Crescent Centre Drive #510	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin TN 37067	
(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, Susan M. Darrah, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Ott, Unmarried, 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 Lot No. 77 on the Plan of Section Two-B, Hunters Branch of record in Plat Book 6900, Page 336 and 337, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Susan M. Darrah, unmarried, by Warranty Deed dated February 28, 2005, from Adam J. Tyson and Rachel K. Tyson of record in Instrument No. 20050315-0028506, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Susan M. Darrah, by Richel C. Darrah as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050520-0057394, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5904 Retriever Court, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 05/20/05 16:04 2 pgs
Fees:13.00 Taxes:451.40

20050520-0057395

Witness my hand this 16th day of May, 2005.

Susan M. Darrah
By: Richel C. Darrah as her Attorney-in-Fact as their Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of May, 2005, before me personally appeared Richel C. Darrah, the person who executed the foregoing instrument on behalf of Susan M. Darrah, and acknowledged that she executed the same as the free act and deed of the said Susan M. Darrah, through Power of Attorney granted Richel C. Darrah by the said Susan M. Darrah.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

