WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/06 13:50 2 pgs
Fees:13.00 Taxes:610.50

20060420-0045550

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $165,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 20TH DAY OF MARCH, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES
(AFFIX SEAL)

Notary Public State of Florida
Stephen F Kubalek
My Commission DD503160
Expires 01/02/2010

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows: Randolph J. Ott and wife, Jean M. Ott	Send Tax Bills To:	Map and Parcel Number:
3712 Seville Dr.	Same	86-14-26
Hermitage, TN 37076		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN 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, **Randolph J. Ott and wife, Jean M. Ott** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Mindy Malone and Daniel Youngblood** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN Davidson County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 7 on the Plan of Fleetwood-East of record in Plat Book 7900, page 427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Randolph J. Ott and wife, Jean M. Ott, as tenants in their entirety, by Warranty Deed from Tracy Watts dated 05/24/04 and filed for record on 06/01/04 in Instrument # 20040601-0063422, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 7900, page 427, said Register's Office.

Subject to easement of record to Charter for HOA, in Book 7114, Page 370, said Register's Office.

Subject to restrictions of record in Plat Book 8838, page 635, said Register's Office.

( )Unimproved
This is (X)Improved property known as: **3712 Seville Dr.**
Hermitage, TN 37076

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 not 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 ever 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 hand this 20th day of March, 2006

Randolph J. Ott

Jean M. Ott

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

03/21/06 15:20 FAX 6156516517 STATEWIDE TITLE 003

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Orange Randolph J. Ott and

Personally appeared before me, Jean M. Ott a Notary Public in and for said County and State, the within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1050 Lee Rd, Orlando, Orange Co. Florida
This 21 day of March, 2006

Notary Public

My Commission Expires

Notary Public State of Florida
Stephen F Kubalek
My Commission DD503160
Expires 01/02/2010