WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090056355 DEEDWARR
Recvd: 08/18/09 11:46 2 pgs
Fees: 13.00 Taxes: 1036.00
20090818-0077594

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2009

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gretchen Lea Turner	Franklin American Mortgage Co	04415036100
(NAME)	(NAME)	
1004 Riverside Drive	501 Corporate Centre Drive #400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, Michael S. Ott and Carolyn A. Kluser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Gretchen Lea Turner, 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. 3 on the Plan of Village of Old Hickory, Section B, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee,

to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael S. Ott and Carolyn A. Kluser by Warranty Deed dated December 14, 2006 from Charles C. Miller and wife, Linda B. Miller which deed is of record as Instrument No. 20061215-0155001 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the plan of Village of Old Hickory, Section B of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

* incorrectly listed as "Micheal" on prior deed; Michael S. Ott and Micheal S. Ott are one and the same person.

SUBJECT PROPERTY NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

unimproved ( )
This is improved (X) property, known as 1004 Riverside Drive, Old Hickory, TN 37138
(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 hand s this 13th day of August 2009

Michael S. Ott

Carolyn A. Kluser by Michael S. Ott attorney in fact

Carolyn A. Kluser

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 Michael S. Ott

the bargainor ~~is~~ _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **he** ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 13th day of August, 2009.

Commission expires **3-20-10**

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of August, 2009, before me personally appeared Michael S. Ott, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Carolyn A. Kluser and acknowledged that he executed the same as the free act and deed of the said Carolyn A. Kluser.

Witness my hand and official seal at office at Madison, Tennessee, this the 13th day of August, 2009.

My commission expires:
3/20/10

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY