290900512

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/09 07:58 3 pgs
Fees:18.00 Taxes:835.83
20091023-0097923

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009.~~ 9.17.2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Van Herck	Fifth Third Mtg	095-10-0-006.00
(NAME)	(NAME)	
124 Quinn Circle	5050 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Cincinnatti, OH 45263	
(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, Nathanael R. Otto and wife, Stephanie M. Otto, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claire Van Herck, an unmarried woman, 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 Nathanael R. Otto and wife, Stephanie M. Otto by Warranty Deed from Joseph B. Cheek, as of record in Instrument Number 20040618-0072428, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Nathanael R. Otto and wife, Stephanie M. Otto by Tara DeSelms as his/her/their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20091023-0097922, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.: Plat of Record in Plat Book 1424, Page 111; Sanitary Sewer and/or Storm Drainage Easement of Record in Book 4337, Page 812 and Book 7468, Page 593; Flowage easement in Book 2243, Page 121; all in the Register's Office for Davidson County, Tennessee.

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 our hands this 16th day of October, 2009.

Nathanael R. Otto by Tara DeSelms, his atty-in-fact
Nathanael R. Otto
By: Tara DeSelms as Attorney-in-Fact

Stephanie M. Otto by Tara DeSelms, her atty-in-fact
Stephanie M. Otto
By: Tara DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of October, 2009, before me personally appeared Tara DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Nathanael R. Otto and Stephanie M. Otto, and acknowledged that she executed the same as the free act and deed of the said Nathanael R. Otto and Stephanie M. Otto, through Power of Attorney granted Tara DeSelms by the said Nathanael R. Otto and Stephanie M. Otto.

Witness my hand and official seal at Franklin, Tennessee this 16th day of October, 2009.

Commission expires: November 14, 2009

Tabitha N. Calhoun Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

