Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
(615) 776-7461

#766

BILL GARRETT, Davidson County
Trans:T20090081353 DEEDWARR
Recvd: 12/02/09 10:57 2 pgs
Fees:13.00 Taxes:601.25
20091202-0110193

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joshua Davis	Churchill Mortgage Corp	Map: 161-04-0-
5200 Greenleaf Drive	761 Old Hickory Blvd., Ste 400	Parcel: 034.00
Nashville, TN 37211	Brentwood, TN 37027	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Ott and wife, Jennifer Ott**, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Joshua Davis, an unmarried man,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Kingswood Park, of record in Plat Book 2900, page 70, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Ott and Jennifer Ott, Husband and Wife by warranty deed dated May 25th, 2007 from Betty Sue Duke, unmarried of record in Instruction No. 20070530-0064266, said Register's Office.

This conveyance is subject to the following:

1. **2009 Taxes, a lien now due and payable.**
2. **Restrictions of record in Book 2963, page 153, Book 3030, page 491 and in Book 3177, page 227, said Register's Office.**
3. **Any and all matters appearing on the Plan of record in Plat Book 2900, page 70, said Register's Office.**

This is improved property is known as: **5200 Greenleaf Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $162,500.00.

Affiant

Subscribed and sworn to before me this
24 day of November, 2009

Notary public:
My Commission Expires: 01-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24 day of **November, 2009.**

Robert Ott

Jennifer Ott

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Ott and Jennifer Ott,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 24 day of **November, 2009.**

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011