BILL GARRETT, Davidson County
Trans:T20100015069 DEEDWARR
Recvd: 03/15/10 12:18 4 pgs
Fees:22.00 Taxes:0.00
20100315-0019392

THIS INSTRUMENT PREPARED BY:
Carolyn W. Schott, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 800
Nashville, TN 37201

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Marian T. Ott 408 West Hillwood Drive Nashville, TN 37205	Same	103-13; 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the benefits accruing to Grantor, and no financial consideration, but for the purpose of vesting in the Grantee all of Grantor's interest in the below described property heretofore held by Grantor and Grantee as tenants by the entirety, acting pursuant to T.C.A. Section 66-1-110, **CRAIG E. PHILIP** ("Grantor"), does hereby bargain, sell and convey to **MARIAN T. OTT** ("Grantee"), her heirs, successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more fully described in **Exhibit A** attached hereto and made a part hereof by this reference (the "Property").

The Property is improved property known as 408 West Hillwood Drive, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject.

Except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12TH day of March, 2010.

C E. Philip

CRAIG E. PHILIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **CRAIG E. PHILIP**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of March, 2010.

CAROLYN W. SCHOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

July 24, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A).

Affiant

Subscribed and sworn to before me, this 12th day of March, 2010.

CAROLYN W. SCHOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

July 24, 2010

Exhibit A

Property Description

LAND in Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 1 on the plan of Hillwood Estates, Section Two, of record in Book 1835, page 80, Register's Office for said County.

SAID property fronts 244.4 feet on the northerly margin of West Hillwood Boulevard, now Drive, and extends back 446.5 feet on the easterly line and 477.6 feet more or less on the westerly line to a dead line in the rear, measuring 159.3 feet thereon.

Being the same property conveyed to Craig E. Philip and spouse, Marian T. Ott, by deed of record in Book 8377, page 539, said Register's Office.

This is the same description as in the previous deed.

Exhibit B

Encumbrances

1. Taxes for the year 2009 and subsequent years.

2. All matters shown on the plan of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 6247, page 101, said Register's Office.

4. All matters created, suffered, assumed or agreed to by Grantor and Grantee during their ownership of the Property as tenants by the entirety.