Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100016263 DEEDWARR
Recvd: 03/19/10 13:49 3 pgs
Fees:18.00 Taxes:547.60
20100319-0020845

ADDRESS NEW OWNER:
Ellen J. Montwori
517 Swiss Avenue
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham , AL 35244

MAP	**161-15**
GROUP	**B**
PARCEL	**30.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cameron Ott, married, (fka Cameron E. Knott, unmarried),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ellen J. Montwori, unmarried**, hereinafter called the GRANTEE, her 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 Unit No. 30 on the Plan of RoseMonte, Phase 1, of record in Inst. No. 20051117-0138877, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cameron E. Knott, unmarried by deed dated from J2K Builders, LLC of record in Inst. No. 200607170085653, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Covenants, Conditions, and restrictions of record in Inst. No. 20060717-0085653; Charter of record in Inst. No. 20051122-0141352; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments, and other provisions contained in the Master Deed establishing RoseMonte, of record in Inst. No. 20051117-0138877, amended in Inst. No. 20070517-0059078; also subject to easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; easement for Right-of-Way and street purposes of

record in Book 4730, page 607; and Grant of Transmission Line Easement of record in Book 2400, page 596, said Register's Office, of Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **517 Swiss Avenue, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

*David Ott, spouse of Cameron Ott, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **17th** day of **March, 2010.**

Cameron Ott

David Ott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cameron Ott and David Ott**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of March, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $148,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of March, 2010.

~~Robert M. Loffi~~
NOTARY PUBLIC

My Commission Expires: ~~5/8/2012~~ 11/22/10

Kate Rosenthal
State Of Tennessee
Notary Public
County Of Sumner