Mail **WARRANTY DEED** **PARTHENON TITLE AGENCY** 109 KENNER AVE, STE. 100-B NASHVILLE, TN 37205 R-VR-10-3212	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00 Affiant Subscribed and sworn to before me, this 21st DAY OF May, 2010. Notary Public MY COMMISSION EXPIRES: 7/15/2011 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY: Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avery Ewing	JWBC Mtg Corp (NAME)	
3213 Autumn Drive (ADDRESS)	9311 San Pedro #125 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	San Antonio Tx 78216 (CITY) (STATE) (ZIP)	150-7-130.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ADAM OTT AND WIFE, MICHELLE RENAE NIELSEN OTT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AVERY EWING, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 111, THE COUNTRY, SECTION FOUR-A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 138 AND 139, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO ADAM OTT AND WIFE, MICHELLE RENAE NIELSEN OTT BY WARRANTY DEED FROM DOUGLAS RAMEY AND WIFE, AMY JO RAMEY F/K/A AMY JO MARTIN, RECORDED ON THE 2ND DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070802-0091645 AND CORRECTED AT INSTRUMENT NO. 20071031-0128192, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ADAM OTT AND WIFE, MICHELLE RENAE NIELSEN OTT BY WARRANTY DEED FROM DOUGLAS RAMEY AND WIFE, AMY JO RAMEY F/K/A AMY JO MARTIN, RECORDED ON THE 2ND DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070802-0091645 AND CORRECTED AT INSTRUMENT NO. 20071031-0128192, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3213 Autumn Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20100035202 DEEDWARR
Recvd: 06/10/10 07:42 2 pgs
Fees: 13.00 Taxes: 505.05

20100610-0044896

Witness my/our hand(s) this 21st day of May, 2010.

Adam Ott

Michelle Renae Nielsen Ott

STATE OF Illinois
COUNTY OF Tazewell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Ott and Michelle Renae Nielsen Ott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2010.

Notary Public

My Commission Expires: 6/18/11

(SEAL)

OFFICIAL SEAL
ALAINA D SMITH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/18/11

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903