THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050415** BILL GARRETT, Davidson County Trans:T20100040327 DEEDWARR Recvd: 07/01/10 13:25 2 pgs Fees:13.00 Taxes:1047.10 20100701-0051634	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $. 283,000.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2010. Notary Public My Commission Expires: 9/8/201

WARRANTY DEED

Address New Owner: Stephanie R. Lewis 4400 Belmont Park Terrace #256 Nashville TN 37215	Send Tax Bills To: Wells Fargo Home Mortgage P. O. Box 11701 Newark, NJ 071014701	Tax Information: Tax Parcel ID No. 131070B25600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Alderson Otto and James Otto, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie R. Lewis**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 256, PLAN OF SECTION TEN, ARDEN PLACE, as shown on plat of record in Plat Book 5210, Page 218, 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 by Warranty Deed from Overton T. Smith, unmarried to Amy K. Alderson, and Allison L. Alderson, both unmarried, as tenants in common with right of survivorship as recorded on the 14th day of May, 2001 in Instrument No. 20010514-0049401; Quitclaim Deed from Allison L. Alderson, unmarried, now known as Allison A. DeMarcus, married, and husband, Jay DeMarcus to Robert E. Alderson as recorded on the 21st day of October, 2004 in Instrument No. 20041021-0126737 and Quitclaim Deed from Robert F. Alderson, a married man, and joined by his spouse Jane Alderson to Amy Alderson Otto and James Otto, wife and husband as recorded on the 28th day of October, 2009 in Instrument No. 20091028-0099586, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION TEN, ARDEN PLACE, as recorded in Plat Book 5210, Page(s) 218; Covenants, Conditions and Restrictions recorded in Book 4628, Page 473; Declaration of Covenants, Conditions and Restrictions and By-Laws recorded in Book 4754, Page 455, Supplemented in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592 and Book 5514, Page 636 and Instrument No. 20070816-0098235 and Easement recorded in Book 5210, Page 218.

This is improved property located at 4400 Belmont Park Terrace 256 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2010.

Amy Alderson Otto by Roger Duane Clark, Attorney-in-Fact

Amy Alderson Otto
By Roger Duane Clark, Attorney-in-Fact

James Otto by Roger Duane Clark, Attorney-in-Fact

James Otto
By Roger Duane Clark, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Duane Clark, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Amy Alderson Otto and James Otto, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker pursuant to a Power of Attorney executed on May 11, 2010, Of record in Doc. No. 20100701-0051633, said Register's Office.

WITNESS my hand, at office, this 30 day of June, 2010.

Notary Public

My Commission Expires: _____

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014