File 22935-8 BOX 14-A

WARRANTY DEED

G-OT-10-4052

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2011.

Notary Public

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES:

(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
Courtney L. Merrow	Bank of America, N.A.	
4052 Outer Drive	(NAME) 840 Crescent Center Drive, Ste. 460	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	132-1-147.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we JENNIFER TENNYSON OTTINGER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COURTNEY L. MERROW, UNMARRIED, AS TO AN INDIVIDED 50% INTEREST, AND ROMAN ALVARADO, JR., UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 20, PLAN OF ROLLING MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGES 98 AND 99, 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 JENNIFER KELLY TENNYSON BY WARRANTY DEED FROM ROBERTA J. MCGEE, AN UNMARRIED PERSON, RECORDED ON THE 26TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031126-0171971, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JENNIFER KELLY TENNYSON HAVING SINCE MARRIED AND NOW BEING KNOWN AS JENNIFER TENNYSON OTTINGER.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY INTEREST, MARITAL OR OTHERWISE, THAT HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 1424, PAGES 98 AND 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4052 Outer Drive, Nashville, Tennessee 37204
(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:T20110006349 DEEDWARR
Recvd: 02/01/11 09:46 2 pgs
Fees:13.00 Taxes:1184.00
20110201-0008768

Witness my/our hand(s) this 26th day of January, 2011.

Jennifer Tennyson Ottinger

Talbott Ottinger

STATE OF Tennessee
COUNTY OF Davidson

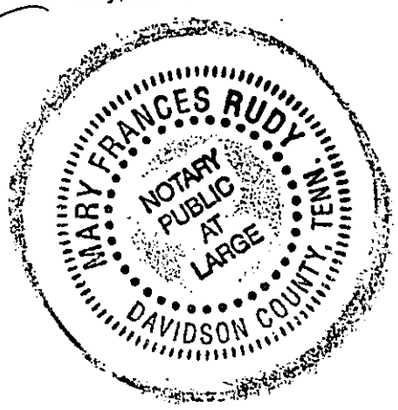
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Tennyson Ottinger and Talbott Ottinger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal, this the 26th day of January, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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