RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110200056

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110018758 DEEDWARR
Recvd: 03/31/11 10:13 2 pgs
Fees: 13.00 Taxes: 925.00
20110331-0024689

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
29TH DAY of MARCH, 2011

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES:
September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM R. COTTEN **13670 OLD HICKORY BLVD.** **CANE RIDGE, TN 37013**	SAME	**182-00-0-109.0**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRANDON K. HAMILTON AND WIFE, NATALIE L. OTTOSEN HAMILTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM R. COTTEN AND WIFE, CARMALEATTA B. COTTEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Billy Carl Tomlin, Surveyor, April 1, 1975, as follows:

BEGINNING at an iron pin in the northerly margin of Hobson Pike, said point being easterly 797.5 feet, more or less, from the point of intersection between Hobson Pike and Whittemore Lane; thence N. 2 degrees 32' W, 840 feet; thence N. 87 degrees 14' E, 208.6 feet; thence S. 1 degree 35' E, 844 feet to the northerly margin of Hobson Pike; thence with the same S. 88 degrees W, 200 feet to the beginning.

BEING the same property conveyed to Brandon K. Hamilton, unmarried and Natalie L. Ottosen, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Martin G. Luffman, married and wife, Elizabeth Kimberly Harper, dated 3/26/01 and recorded 4/4/01 in Instrument No. 20010404-0032610, in the Register's Office of Davidson County, Tennessee. Ths said Natalie L. Ottosen and Natalie L. Ottosen Hamilton are one and the same person.

This is improved (X) property known as **13670 OLD HICKORY BLVD., CANE RIDGE, TN 37013**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 29TH DAY of MARCH, 2011.

Brandon K. Hamilton
BRANDON K. HAMILTON

Natalie L Ottosen Hamilton
NATALIE L. OTTOSEN HAMILTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRANDON K. HAMILTON AND WIFE NATALIE L. OTTOSEN HAMILTON the bargainor(s) 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 at Nashville, Tennessee, this 29TH DAY of MARCH, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014