THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110051973 DEEDWARR
Recvd: 08/23/11 14:13 2 pgs
Fees:13.00 Taxes:647.50
20110823-0065237

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Martin A. Otto 1008 Stockell Street Nashville, Tennessee 37207	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	82-3-169

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DAVID SHANE STRATTON, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **MARTIN A. OTTO, unmarried**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 33 on the Plan of Benedict's Land Co.'s Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Shane Stratton and Ronald David Russell and wife, Glenna Kay Russell, as Tenants in Common with Right of Survivorship by deed from John W. Browner, an unmarried man, at Instrument No. 20070912-0109307, filed on 09-12-07, said Register's Office; further being the same property conveyed to David Shane Stratton by Quitclaim Deed from Ronald David Russell and Glenna Kay Russell of record in Instrument No. 20100811-0063297, dated 7/29/2010, Register's Office for Davidson County, Tennessee.

This is improved property known as **1008 Stockell Street, Nashville, Tennessee 37207 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this **22nd** day of **August, 2011**:

David Shane Stratton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID SHANE STRATTON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 22nd day of August, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2011:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON