THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30561-04-2012** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Marian T. Ott Affiant Subscribed and sworn to before me this 4th day of May, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Helen M. Bransford 408 West Hillwood Drive Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 103 130 04700

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, **Marian T. Ott**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Helen M. Bransford** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 408 West Hillwood Drive, Nashville, TN 37215.

Craig E. Philip, spouse of Marian T. Ott joins in the execution of this instrument for the purpose of conveying any marital interest he has in subject property due to his marriage to the said Marian T. Ott.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20120033330 DEEDWARR
Recvd: 05/07/12 09:36 3 pgs
Fees:18.00 Taxes:2516.00
20120507-0038962

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of May, 2012.

Marian T. Ott

Craig E. Philip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marian T. Ott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Craig E. Philip**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2012.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 and part of Lot No. 1 on the Plan of Hillwood Estates, Section Two, of record in Book 1835, page 80, Register's Office for Davidson County, Tennessee.

Said property fronts 244.4 feet on the northerly margin of West Hillwood Boulevard, now Drive, and extends back 446.5 feet on the easterly line and 477.6 feet more or less on the westerly line to a dead line in the rear, measuring 159.3 feet thereon.

Being the same property conveyed to Craig E. Philip and wife, Marian T. Ott, by deed dated June 14, 1991, from Glen S. Buckspan and wife, Suzanne Y. Buckspan, of record in Book 8377, page 539, Register's Office for Davidson County, Tennessee. Being further conveyed to Marian T. Ott by deed from Craig E. Philip of record in Instrument No. 20100315-0019392, Reigster's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2012, a lien, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 80, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6247, page 101, Register's Office for Davidson County, Tennessee.