WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120099318 DEEDWARR
Recvd: 12/28/12 09:02 2 pgs
Fees:13.00 Taxes:610.50
20121228-0119783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2012.

Janel L. Johnson
Notary Public

MY COMMISSION EXPIRES: 3/2/15
(AFFIX SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberly F. Sellars	Wilson Bank & Trust	MAP 063-16-0-B
(NAME)	(NAME)	
1468 Aaronwood Drive	1436 W. Main Street	PARCEL 222.00 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Travis Otto**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly F. Sellars, unmarried**, 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 Davidson County, Tennessee, being Lot No. 304 on the plan of Hampton Park (formerly Chitwood Downs), of record in Plat Book 6900, pages 550-552, and as corrected in Book 7462, page 445, and as amended in Book 8110, page 401 and Book 8181, page 112, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Travis Otto, by Warranty Deed from Karen B. Davis, married, dated June 30, 2005, of record in Instrument No. 20050708-0078791, Register's Office for Davidson County, Tennessee.

Jennifer Otto joins in the execution of this instrument for the purpose of conveying her interest, if any, marital or otherwise, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6900, pages 550-552; Book 7462, page 445; Book 8110, page 401 and Book 8181, page 112; Restrictions of record in Book 7351, page 852; Book 7451, page 739 and Book 8336, page 393; Articles of Incorporation/Charter of record in Book 7431, page 204 and Book 8517, page 762; Easement for underground pipeline of record in Book 7460, page 930 and Book 7483, page 515; Easement for ingress-egress of record in Book 8739, page 991; Easement for public utilities of record in Book 8007, page 235 and Book 8657, page 179; Easement for flowage of record in Book 2247, page 75; Deed to Homeowners Association for open space of record in Book 8207, page 276; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1468 Aaronwood Drive, Old Hickory, TN 37138

(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 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 my hand this 10th day of September, 2012.

Travis Otto

Jennifer Otto

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Travis Otto and Jennifer Otto, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 10th day of September, 2012.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012