WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

Subscribed and sworn to before me this 7th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17
(AFFIX SEAL)

STEPHANIE MCBRAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BR13-0207

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Ott	New owner (NAME)	
207 Gayland Ct. (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	09509004000

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 MICHAEL W. DEMUS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN OTT AND CHRISTY R. OTT, HUSBAND AND WIFE, 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 No. 1 on the Plan of Gayland of record in Plat Book 2083, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. Demus and wife, Nancy J. Demus by Deed from Alice T. Yount, unmarried of record in Book 8360, page 851, Register's Office for Davidson County, Tennessee, dated May 23, 1991 recorded on May 29, 1991. The said Nancy J. Demus having since died on June 28, 2010 leaving Michael W. Demus as the surviving tenant by the entirety.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2083, page 68; Book 8360, page 849, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 207 Gayland Ct., Nashville, Tennessee 37210
(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.

Witness my/our hand(s) this 7th day of June, 2013.

Michael W. Demus

BILL GARRETT, Davidson County
Trans: T20130049753 DEEDWARR
Recvd: 06/13/13 10:51 2 pgs
Fees: 13.00 Taxes: 651.20

20130613-0060387

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of June, 2013, before me personally appeared Michael W. Demus to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of June, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959