Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20130057955 DEEDWARR
Recvd: 07/08/13 15:04 3 pgs
Fees:13.00 Taxes:875.05
20130708-0070406

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $236,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2013.

Notary Public
My commission expires: 10/18/16

TARA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

04-1306-54770

Address of New Owner:	Send Tax Bills to:	Tax Information
John Ott	Sumner Bank & Trust	180-04-0-A-
705 Sherbrooke Court	967 A Grassland Place	019.00-CO
Nashville TN 37211	Gallatin, TN 37066	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cara H. Derrick, now known as Cara Hommrich, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Ott and Anita Ott, husband and wife, hereinafter called the Grantees, their successors 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. 19, on the Plan of Section One, Highland Creek, of record in Book 9700, Pages 959 and 960, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick R. Derrick, married and Cara H. Derrick, married by Special Warranty Deed from Homesales, Inc., dated June 4, 2008, recorded June 18, 2008, of record in Instrument No. 20080618-0062646, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cara H. Derrick by Quitclaim Deed from Patrick Derrick, dated January 21, 2010, recorded January 25, 2010, of record in Instrument No. 20100125-0006081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 705 Sherbrooke Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of July, 2013.

Cara Hommrich

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cara Hommrich, 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 in Smyrna, TN, this 2nd day of July, 2013.

(see attached)

Notary Public

My Commission expires:

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cara Hommrich, 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 in Smyrna, TN, this 2nd day of July, 2013.

Notary Public

My Commission expires:
11-22-2014

