BILL GARRETT, Davidson County
Trans:T20140026158 DEEDWARR
Recvd: 04/17/14 12:50 2 pgs
Fees:13.00 Taxes:379.25
20140417-0032303

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 102,500.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MELVILLE D. FREEMAN	**REGIONS BANK D/B/A**	**07513019300**
3918 Bonnaford Drive	**2050 PARKWAY OFFICE CIRCLE**	
Hermitage, TN 37076	**BIRMINGHAM, AL 35244**	

FOR AND IN 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 ACKNOWLEDGE, WE,

BRAD COLDER OTT and JENNIFER LYNN OTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELVILLE D. FREEMAN, AN UNMARRIED MAN

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83, on the Plan of Hermitage Hills Subdivision, of record in Plat Book 2900, Page 48-49, Register's Office for said County, as follows to which plan reference is hereby made for a more
complete and accurate description herewith:

BEING THE SAME PROPERTY CONVEYED TO BRAD COLDER OTT, BY WARRANTY DEED FROM PATRICIA K. HEATH, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF CLIFFORD O. HOWARD, JR., DECEASED, DATED 03/16/2005 AND RECORDED ON 03/29/2005 IN INSTRUMENT NUMBER 20050329-0033671, SAID REGISTER'S OFFICE FOR SAID COUNTY. JENNIFER LYNN OTT HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3918 Bonnaford Drive, Hermitage, TN 37076.

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 in 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/our hand(s) this 31st day of March, 2014.

BRAD COLDER OTT

JENNIFER LYNN OTT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, BRAD COLDER OTT and JENNIFER LYNN OTT, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2014.

Notary Public

My Commission Expires: 11/26/14

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County