BILL GARRETT, Davidson County
Trans:T20140051824 DEEDWARR
Recvd: 07/18/14 09:40 2 pgs
Fees:13.00 Taxes:627.15
20140718-0063788

RWARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of July 2014. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title, 2742 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rigden Mill Properties, LLC	Rigden Mill Properties, LLC	173 09 OA 071.00CO
3401 Anderson Rd., Ste 85	SAME	
Antioch, TN 37013		

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 acknowledged, I **Kelly Otto**, married, formerly known as **Kelly Marie Dopp** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rigden Mill Properties, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson county, Tennessee, being Lot No 65, on the Plan of Revision Two Lenox Village, of record in Instrument No 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelly Marie Dopp by quitclam deed from Nicholas Vincent Denuzio, dated 7/10/14, recorded 7/18/14, of record in Instrument No 20140718-0063786, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Nick Denuzio and wife, Kelly Denuzio by warranty deed from Marsha D. Bean, a single woman, by and through Larry York, Attorney in Fact, dated 7-14-06, recorded 7-26-06, of record in Instrument No 20060726-0089860, Register's Office for Davidson County, Tennessee.

Kelly Otto, married, is one and the same as Kelly Denuzio

Subject property is not the marital residence of Seller; therefore, spouse has not joined in this conveyance.

This conveyance is subject to (a) all restriction of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as: 7716 Porter House Dr., Nashville, TN 37211

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

unimproved ☐
This is improved ☒ property, known as 7716 Porter House Drive, 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 14th day of July, 2014.

Kelly Otto by Leslie Melcher her AIF
Kelly Otto by Leslie Melcher, her Attorney in Fact

STATE OF Tennessee

COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Leslie Melcher, to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Kelly Otto, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Kelly Otto, for the purposes therein contained.

Witness my hand and official seal, this the 14 of July, 2014.

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public

My Commission Expires: 6/29/2014

(SEAL)