BILL GARRETT, Davidson County
Trans:T20140072027 DEEDWARR
Recvd: 09/25/14 12:02 3 pgs
Fees:18.00 Taxes:3237.50
20140925-0088389

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $875,000.00. Edith K. Ottestad Affiant Subscribed and sworn to before me, this 24th day of September, 2014. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Address New Owner As Follows: Per Kristian Ottestad Edith Kuhnle Ottestad 704 Timber Lane Nashville, TN 37215	Send Tax Bills To: Farmington Mortgage, a Division of CapsStar Bank 2002 Richard Jones Road #300A Nashville, TN 37215	Map-Parcel Number: 117 01 0 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANETTA FLEMING, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **PER KRISTIAN OTTESTAD AND WIFE, EDITH KUHNLE OTTESTAD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Turner Subdivision of record in Plat Book 6900, page 665, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 97.00 feet on the westerly margin of Timber Lane and extends back 233.35 feet on the northerly line and 233.41 feet on the southerly line to a dead line at the rear, measuring 97.00 feet thereon.

Being the same property conveyed to Raoul S. Concepcion and wife, Janetta F. Concepcion, by deed dated May 22, 1992, from Roy W. Wunsch and wife, Mary Ann McCready, recorded on May 22, 1992, of record in Book 8632, page 716, Register's Office for Davidson County, Tennessee. Pursuant to a Final Decree dated May 14, 2008 and filed in the Fourth Circuit Court of Davidson County as Case No. 06D-2294 between Raoul S. Concepcion and Janetta F. Concepcion, and pursuant to the Terms of the Marital Dissolution Agreement, the said Raoul S. Concepcion having quitclaimed his interest in subject property to Janetta Fleming, formerly known as Janetta F. Concepcion, James H. Fleming, and Jane Hill Fleming, by quitclaim deed dated October 16, 2008, recorded on October 17, 2008, of record as Instrument No. 20081017-0104587, in said Register's Office. The said James H. Fleming, Jr., having since died on August 17, 2012. Pursuant to the terms of the Last Will and Testament of James H. Fleming, Jr. admitted to Seventh Circuit Court for Davidson County, Tennessee, Probate Division on September 19, 2012, as Docket No. 12P-1364, the subject property was made part of the Probate Estate of James H. Fleming, Jr., Jane Hill Fleming, Executor, and Nancy Janetta Fleming and Karen Elizabeth Fleming Traina, being the sole Residuary Beneficiaries of the James H. Fleming, Jr. Estate. By that certain Estate Distribution Agreement dated September 4, 2013, the said Karen Elizabeth Fleming Traina agreed to receive cash in lieu of taking an interest in the subject property. Being the same property conveyed to Janetta Fleming by quitclaim deed dated September 4, 2013, from Janetta Fleming, formerly known as Janetta F. Concepcion and being one and the same person as Nancy Janetta Fleming, Jane Hill Fleming, Jane Hill Fleming, Executor of the Estate of James H. Fleming, Jr., and Karen Elizabeth Fleming Traina, individually, as a Residuary Beneficiary of the Estate of James H. Fleming, Jr., recorded on September 12, 2013, as Instrument No. 20130912-0096245, in said Register's Office. The said Jane Hill Fleming having conveyed her interest in subject property to Janetta Fleming by general warranty deed dated September 4, 2013, recorded on September 13, 2013, of record as Instrument No. 20130913-0096763, in said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Final Plat of Turner Subdivision of record in Plat Book 6900, page 665, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **704 Timber Lane, Nashville, TN 37215.**

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 Grantor covenants with the said Grantees that she is 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 further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of September, 2014.

Janetta Fleming

JANETTA FLEMING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANETTA FLEMING**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2014

(Seal)

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2015