(Y)

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140082068 DEEDQC
Recvd: 10/31/14 08:54 2 pgs
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[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

(To create a Tenancy by The Entireties)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Martin A. Otto and Ashley Otto 1008 Stockell Street Nashville, TN 37207	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	082-03-0-169.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **MARTIN A. OTTO**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **ASHLEY OTTO**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property 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, to-wit:

Being Lot No. 33 on the Plan of Benedict's Land Co.'s Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Shane Stratton and Ronald David Russell and wife, Glenna Kay Russell, as Tenants in Common with Right of Survivorship by deed from John W. Browner, an unmarried man at Instrument No. 20070912-0109307, filed on 09-12-07, said Register's Office, further being the same property conveyed to David Shane Stratton by Quitclaim Deed from Ronald David Russell and Glenna Kay Russell of record in Instrument No. 20100811-0063297, dated 7/29/2010, further conveyed to Martin A. Otto, unmarried by deed from David Shane Stratton, unmarried at Instrument No. 20110823-0065237, filed on 08/23/2011, Register's Office for Davidson County, Tennessee.

This is improved property known as **1008 Stockell Street, Nashville, Tennessee 37207** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 24 day of **October, 2014**:

MARTIN A. OTTO

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARTIN A. OTTO**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 24 day of October, 2014.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Ashley Otto
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24 DAY OF OCTOBER, 2014:

Notary Public

My Commission Expires: 5/23/18

