# WARRANTY DEED

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

R-RR-14-0508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Blenda T. Putman and Jeremy M. Putman** | First Community Mortgage | |
| (NAME) | (NAME) | |
| **508 Annex Ave** | 275 Robert Rose Dr. | **09012014900** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | Murfreesboro TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LILLIAN A. OTT, UNMARRIED, AND REBECCA D. WATTS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BLENDA T. PUTMAN, AN UNMARRIED PERSON, AND JEREMY M. PUTMAN, AN UNMARRIED PERSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 173 on the Plan of Charlotte Park, Section II of record in Plat Book 2663, Pages 22 and 23, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald Ray Hall and wife, Barbara J. Hall by deed from Jonathon W. Deacon and wife, Evelyn O. Deacon of record in Book 4530, page 998, Register's Office for Davidson County, Tennessee, dated August 20, 1971 and recorded on August 20, 1971. Barbara J. Hall having since died June 6, 2000. Donald R. Hall having since died August 17, 2013 and bequethed the subject property to Lillian A. Beene and Rebecca D. Watts by Last Will and Testament as shown of record in Docket Number 13P1542, Probate Court of Davidson County, Tennessee. The said Lillian A. Beene having since married and is now know as Lillian A. Ott.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2663, Pages 22 and 23, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2689, Page 38, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement to Tennessee Power Company of record in Book 787, Page 10 and Book 787, Page 15, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **508 Annex Ave , Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140088212 DEEDWARR
Recvd: 11/24/14 10:53 2 pgs
Fees:13.00 Taxes:610.50

20141124-0107861

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2014.

Lillian A. Ott

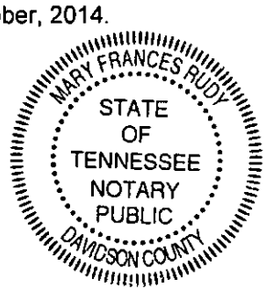
Rebecca D. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIAN A. OTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA D. WATTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

