Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-.0302

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF March, 2015

Notary Public
Commission Expires: 9/10/18

BILL GARRETT, Davidson County
Trans:T20150025408 DEEDWARR
Recvd: 04/07/15 08:47 2 pgs
Fees:13.00 Taxes:1572.50
20150407-0030148

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Talbott Ottinger 1225 Villa Place Nashville, TN 37212	NEW OWNER	104-08-0-246.00

WARRANTY DEED

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/WE,

Bill C. Graham, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Talbott Ottinger and Jennifer Ottinger, husband and wife

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:

LAND in Davidson County Tennessee being part of Lot No. 36 on the plan of O.B. Hayes large lots, called "Rokeby" of record in Book 21, Page 87, Register's Office for said County, and described according to a survey by John Kohl, Surveyor, dated February 10, 1975 as follows:

BEGINNING at a point in the easterly margin of Villa Place (formerly Bellemont Place), said point being the southwesterly corner of Lot No. 29 on said plan and the northwesterly corner of the property hereinafter described; thence with the line between lots 29 and 36 eastwardly 146 feet more or less to a point in the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 50 feet to a point; thence westwardly 146 feet more or less to a point in the easterly margin of Villa Place; thence with the easterly margin of Villa Place, northwardly 50 feet to the point of beginning.

BEING the same property conveyed to Bill C. Graham, a single person, by Deed from Fred E. Beasley, dated 10/23/85 and recorded 10/25/85 in Book 6692, Page 153, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1225 Villa Place, Nashville, TN 37212.

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of March, 2015.

Bill C. Graham

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Bill C. Graham
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 and official seal at Brentwood, Tennessee this 27th day of March, 2015.

Notary Public
My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)