Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $126,756.00

Affiant

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me, this 10th day of April, 2015.

Notary Public
My commission expires: 9/26/2018

02-1504-49443

Address of New Owner:	Send Tax Bills to:	Tax Information
Edith K. Ottestad 102 Elberta Dr. Nashville TN 37210	Owner of Record	119-06-0-014.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MTLC Properties, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edith K. Ottestad and Barbara Keith Payne, as tenants in common, hereinafter called the Grantees, their successors 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 Lot No. 127, on the Plan of Resubdivision of Lots 3, 4 and Parts of 5 and 6; Cumberland Nurseries, of record in Book 332, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 127 fronts 50 feet on the northerly side of Elberta Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to MTLC Properties, LLC, a Tennessee limited liability company by Special Warranty Deed from Wells Fargo Financial Tennessee, Inc., dated June 21, 2012, recorded July 25, 2012, of record in Instrument No. 20120725-0065452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 102 Elberta Dr., Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150027262 DEEDWARR
Recvd: 04/13/15 10:55 2 pgs
Fees:13.00 Taxes:469.00
20150413-0032205

WITNESS my hand this 10th day of April, 2015.

MTLC Properties, LLC, a Tennessee Limited Liability Company

By: _____
Louis Catignani, as Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Louis Catignani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that as the Member of MTLC Properties, LLC, the within named bargainor, and that he is authorized by MTLC Properties, LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 10th day of April, 2015.

_____
State of Tennessee at Large

My Commission expires 9/26/2018

